

Site Ref: 126

Site Name: Valley Mills, Valley Road, Morley, Leeds LS27 8AA

Site Details

Northing:	428291	Area sq m:	38723.89	Ward	Morley South
Easting:	427285	Area Ha:	3.872389	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Transport - Transport tracks & ways
 Neighbouring Use 2: Forestry - Unmanaged Forest
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	369.83	Distance to bus stop (metres)	271.25
Nearest Railway Station	Morley	Bus Stop ID	509
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.82	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
OSS Group Valley Road Morley	Specialised Waste Management Sites

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/488/90/	Alterations, to form locker room, shower rooms and toilets, and extension, to form canteen and kitchen, to works.	03/12/1990	07/03/1991	A	17.86
H23/491/74/	Single storey building comprising maintenance shed, first aid room, rest room, tea room, reception area, store, gen	23/10/1974	07/07/1975	A	15.36
06/07548/OT	Outline application to erect residential development, plus retaining wall and access improvement works	18/12/2006	16/03/2007	R	100.00
H23/31/78/	Alterations and extension, to form despatch and sorting area, canteen, porch and toilets to works. (outline a	16/01/1978	13/03/1978	A	17.68
06/01412/FU	Detached building comprising works with storage and offices	03/03/2006	31/03/2008	A	12.12
H23/593/77/	Outline application to erect detached sorting block, with canteen and toilets, to works.	01/09/1977	21/11/1977	A	17.86
11/02670/COND	Consent, agreement or approval required by condition 4 of Planning Application 09/01338/FU	23/06/2011	09/09/2011	A	32.07
09/01338/FU	Single storey extension to works	26/03/2009	19/06/2009	A	32.07
11/04951/COND	Consent, agreement or approval required by conditions 5, 6, 7, 8, 9 and 10 of Planning Application 09/01338/FU	25/11/2011	08/10/2012	SPL	32.07
H23/139/81/	Five, 127, 288 litre oil storage tanks, to oil storage depot.	20/03/1981	27/04/1981	A	10.83
23/250/98/FU	Laying out of enlarged parking area to factory	17/07/1998	23/02/1999	A	57.70
23/238/03/MIN	Additional plant and machinery to oil processing plant	29/04/2003	01/07/2003	A	17.67
23/122/94/FU	First floor office extension	22/04/1994	09/06/1994	A	17.98
H23/344/80/	Addition of water pollution control plant, to side of mill.	24/04/1980	28/07/1980	A	18.36
H23/534/80/	7, 127, 288 litre oil storage tanks, to oil storage yard.	14/08/1980	15/09/1980	A	10.92
23/201/93/FU	Detached prefabricated office unit	08/06/1993	13/08/1993	A	42.40
H23/244/91/	Additional oil storage tanks to oil refinery.	14/06/1991	05/11/1991	A	39.63
H23/411/80/	Use of land for stone redressing.	06/06/1980	06/10/1980	A	15.58
H23/186/91/	Erection of 2.1m high fence to vacant site.	10/05/1991	25/06/1991	A	27.92
H23/426/90/	Six oil storage tanks to oil refinery.	22/10/1990	31/05/1991	R	39.45

Site Ref: 126

Site Name: Valley Mills, Valley Road, Morley, Leeds LS27 8AA

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 126

Site Name: Valley Mills, Valley Road, Morley, Leeds LS27 8AA

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes Physical Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets Core Strategy standards

Rank (1-5)

4

Access Comments

Access via Valley Rd is very poor - long narrow, unadopted - private bridge over railway, no footways, acute bends, poor forward visibility

Rank (1-5)

1

Local network comment

Potential cumulative impact with nearby sites

Rank (1-5)

4

Mitigation measure

None to compensate access issues

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

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

Network Rail :

Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to create a native woodland edge to protect and enhance the woodland wildlife corridor which is adjacent to the site.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

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

Site Ref: 126

Site Name: Valley Mills, Valley Road, Morley, Leeds LS27 8AA

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Ref: 126

**Site Name: Valley Mills, Valley Road, Morley, Leeds LS27
8AA**

Site is within urban area, accessible to Morley town centre. Currently in employment use, bounded by steep hillside to the south and railway to the north. Access is over short, narrow bridge on unadopted private highway. Highways concerned about very poor access.

Site Capacity (dwellings units):

116

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 137A

Site Name: Britannia Road, Morley, Leeds

Site Details

Northing:	426696	Area sq m:	16234.06	Ward	Morley South
Easting:	426130	Area Ha:	1.623406	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

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

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 137A

Site Name: Britannia Road, Morley, Leeds

Planning History

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 137A

Site Name: Britannia Road, Morley, Leeds

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site A is situated between existing housing to the west and east and is considered acceptable in principle for residential use.

Site Capacity (dwellings units):

0

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

Site Ref: 137B

Site Name: Britannia Road, Morley, Leeds

Site Details

Northing:	426574	Area sq m:	27082.81	Ward	Morley South
Easting:	426180	Area Ha:	2.708281	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

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

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 137B

Site Name: Britannia Road, Morley, Leeds

Planning History

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 137B

Site Name: Britannia Road, Morley, Leeds

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site B has employment uses to 3 sides including an access road through from the existing employment uses. The preferred use is employment.

Site Capacity (dwellings units):

0

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

Site Ref: 141

Site Name: Tingley Mills, Tingley Common, Morley, Leeds

Site Details

Northing:	426709	Area sq m:	9909.15	Ward	Morley South
Easting:	426884	Area Ha:	0.990915	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1399.32	Distance to bus stop (metres)	84.90
Nearest Railway Station	Morley	Bus Stop ID	13144
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 141

Site Name: Tingley Mills, Tingley Common, Morley,
Leeds

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/449/89/	Laying out of access, car park and landscaping to mill.	31/08/1989	06/11/1989	A	15.48
PREAPP/07/00110	.	15/05/2007		PRECAG	100.00
H23/166/74/	Outline application to lay out new access and erect a single storey light industrial unit (floor area 585.sqm (6, 500 s	13/06/1974	30/09/1974	R	98.38
H23/612/80/	Change of use, of mill to light industrial units and erection of detached baling shed.	24/09/1980	17/11/1980	A	97.60

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

Site Ref: 141

Site Name: Tingley Mills, Tingley Common, Morley, Leeds

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 141

Site Name: Tingley Mills, Tingley Common, Morley, Leeds

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 4 buses per hour. 20% of the site lies within the accessibility standard for primary education and 100% of the site lies within the accessibility standard for health and secondary education. Poor walking access to local services

Rank (1-5)

4

Access Comments

Access would require mitigation works

Rank (1-5)

4

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Total score

12

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

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

Site Ref: 141

Site Name: Tingley Mills, Tingley Common, Morley, Leeds

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Existing mill. The site could continue in employment use but would be suitable for conversion to residential in principle.

Site Capacity (dwellings units):

36

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Green

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

Site Ref: 148

Site Name: Lingwell Gate Lane, Thorpe, WF3

Site Details

Northing:	426716	Area sq m:	30621.19	Ward	Ardsley and Robin Hood
Easting:	431713	Area Ha:	3.062119	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Vacant and derelict - Vacant land
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3: Agriculture
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4947.94	Distance to bus stop (metres)	180.56
Nearest Railway Station	Morley	Bus Stop ID	7675
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	10.27	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Britannia Recycling Robin Hood (Closed)	Other (Waste) Specialist Misc - Loose Ends

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H22/301/74/	Installation of new weighbridge, and second storey extension to form recording office, with external staircase,	25/10/1974	27/01/1975	A	32.32
H21/66/83/	Laying out of access and erection of 2 furnaces, each with storage feed and preparation buildings, filter buildings,	15/03/1983	11/06/1984	W	32.08
22/96/03/FU	2m high fence and additional fence to wall to boundary of recycling centre	10/03/2003	02/05/2003	A	32.08
H22/143/87/	Alterations and first floor extension, to form offices, to office block, to works.	24/08/1987	28/09/1987	A	32.18
H21/242/82/	Laying out of access road and erection of furnace, with refinery area, stores, despatch area and flux store with relax	03/12/1982	28/03/1983	W	32.08
08/02668/FU	Variation of condition 3 of permission reference 22/265/04/OT (service infrastructure and employment area access)	01/05/2008	02/07/2008	A	85.81
20/130/06/OT	Variation of condition nos. 1, 2, 4, 5, 7, 9, 10, 13-16, 18, 21-24, 27, 28, 30, 31, 34-36 (phasing of development & reserved matters	04/01/2006	30/06/2006	A	88.42
H21/273/78/	Alterations, including realigning, of existing 2.4m (8ft) high fence and erection of new 2.4m (8ft) high fence, to	24/05/1978	19/06/1978	A	32.32
H22/183/85/	Laying out of access and erection of 2m high stone boundary wall and landscaping to works.	01/11/1985	23/12/1985	W	14.07
22/265/04/OT	Outline application to layout access and erect residential light industrial and office development	29/06/2004	16/08/2005	A	85.09
08/04893/RM	Laying out of access road and erection of 2 two storey office blocks and 10 industrial units, with car parking and landscaping	15/08/2008		APPRET	97.52
H22/4/84/	Outline application to lay out access road and erect industrial and warehouse development with ancillary offices, t	09/01/1984	11/06/1984	W	32.39

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Only 10% of site within green belt. Far west of site.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 148

Site Name: Lingwell Gate Lane, Thorpe, WF3

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: No Achievability: Unknown

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 2 buses per hour and lies within the accessibility zone for primary & secondary education and primary health

Rank (1-5)

3

Access Comments

Existing access onto Lingwell Gate Lane

Rank (1-5)

5

Local network comment

Spare capacity but cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

12

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 148

Site Name: Lingwell Gate Lane, Thorpe, WF3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

The site is within the settlement and would be suitable for either employment or residential use. Site is unused land, with evidence of historic use - hardstanding etc.

Site Capacity (dwellings units): 54 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 173

Site Name: Football Ground Rear Of 58

Site Details

Northing:	425538	Area sq m:	10784.43	Ward	Ardsley and Robin Hood
Easting:	430904	Area Ha:	1.078443	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Undulating	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	4702.80	Distance to bus stop (metres)	107.80
Nearest Railway Station	Morley	Bus Stop ID	4839
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Pitch set much lower than surrounding residential development.

UDP Designation

Greenbelt - N32 (%):	92.50	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	92.50		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 173

Site Name: Football Ground Rear Of 58

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/407/74/	Outline application to erect residential development to site, part vacant, part football field (total site area: 1.31	10/09/1974	23/12/1974	R	99.14
08/01157/FU	Erection of changing room facilities and laying out of new vehicular access and 9 parking spaces to football ground	27/02/2008	23/04/2008	W	99.86

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

The site 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:

Potential for further sprawl to south east. Site close to settlement but doesn't relate well due to level difference.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 173

Site Name: Football Ground Rear Of 58

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 2 buses per hour. All of the site lies within the accessibility standard for primary education but does not meet other standards

Rank (1-5)

2

Access Comments

Required access improvements would require 3rd party land on Cave Lane

Rank (1-5)

2

Local network comment

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

Rank (1-5)

5

Mitigation measure

Needs improvements to Cave Lane in 3rd party control

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 173

Site Name: Football Ground Rear Of 58

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. No existing defensible south eastern boundary, which could set a precedent for further sprawl. The site is an N6 protected playing pitch designation on the existing UDP. See also greenspace section, page 37, question G8. Highways concerns regarding access - would require third party land.

Site Capacity (dwellings units):

29

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Red

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

Site Ref: 304

Site Name: Park Farm Industrial Estate, Westand Road, LS11

Site Details

Northing:	429767	Area sq m:	8020.37	Ward	Beeston and Holbeck
Easting:	429647	Area Ha:	0.802037	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Recreation & Leisure - Allotment and city farm
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2282.79	Distance to bus stop (metres)	472.67
Nearest Railway Station	Cottingley	Bus Stop ID	527
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H21/265/75/	Amendment to previous application involving alterations to an ancillary offices, each with toilets, to units 2, 4, and 5 and	23/05/1975	04/08/1975	A	92.50
21/390/96/FU	Entrance porch to offices of warehouse	31/12/1996	20/02/1997	A	23.17
21/144/03/FU	Change of use of vacant light industrial/storage units to construction training centre	12/05/2003	31/07/2003	W	32.94
H21/349/77/	change of use of warehouse with ancillary offices, to warehouse with ancillary offices and light industrial premises.	20/07/1977	01/08/1977	A	15.66
H21/142/74/	Laying out of access road & erection of 5 warehouse units, each including an ancillary office & w.c.s., in two blocks	20/06/1974	21/10/1974	A	92.50
H21/18/82/1	Amendment to previous application involving the ancillary office condition for the alterations, including	28/11/1989	13/12/1989	A	28.04
H21/218/76/1	Amendment to previous application involving the relaxation of the personal condition on the permission for the change	09/12/1982	04/01/1983	A	12.65
H21/431/74/	Laying out of access road and erection of 5 warehouse units, each unit with ancillary office and toilets, and 30 car	26/11/1974	03/02/1975	A	92.50
H21/453/80/	Change of use, involving alterations, of warehouse to light industrial unit with offices.	28/10/1980	17/11/1980	A	11.64
PREAPP/08/00166	.	08/05/2008		PRECAG	100.00
H21/18/82/	Alterations, including new staircase, and to form first floor offices, to warehouse.	29/01/1982	15/02/1982	A	27.00
H21/218/76/	Change of use of warehouse with ancillary offices to light industrial premises with ancillary offices, and laying	28/04/1976	07/06/1976	A	12.65

Site Ref: 304

Site Name: Park Farm Industrial Estate, Westand Road, LS11

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 304

Site Name: Park Farm Industrial Estate, Westand Road, LS11

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: No

Achievability: Unknown

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Poor accessibility

Rank (1-5)

1

Access Comments

Access from Westland Road

Rank (1-5)

5

Local network comment

Congestion issues

Rank (1-5)

3

Mitigation measure

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 304

Site Name: Park Farm Industrial Estate, Westand Road, LS11

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Existing employment site within larger employment area. Employment considered the most appropriate use. Highways concerns regarding poor accessibility of site.

Site Capacity (dwellings units): 29 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Lime Green

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

Site Ref: 309

Site Name: Thorpe Hall, Middleton Lane, Thorpe

Site Details

Northing:	426979	Area sq m:	41757.82	Ward	Ardsley and Robin Hood
Easting:	431673	Area Ha:	4.175782	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4841.21	Distance to bus stop (metres)	164.60
Nearest Railway Station	Morley	Bus Stop ID	2849
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Listed building on site.

UDP Designation

Greenbelt - N32 (%):	75.89	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 309

Site Name: Thorpe Hall, Middleton Lane, Thorpe

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
PREAPP/08/00210	.	07/03/2008		PRECAG	100.00

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Large listed building on site giving area a special character. Heavily treed boundary reduces potential for further sprawl.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 309

Site Name: Thorpe Hall, Middleton Lane, Thorpe

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 2 buses per hour, all of the site lies within the accessibility zone for primary & secondary education and primary health

Rank (1-5)

3

Access Comments

Access preferable from Thorpe Lower Lane

Rank (1-5)

5

Local network comment

Spare capacity but cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

12

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 309

Site Name: Thorpe Hall, Middleton Lane, Thorpe

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Part Green Belt site/part existing UDP employment allocation. Development of the site would extend the settlement to the east and north. Development would need to consider the listed building on site which is paramount to any scheme. A limited enabling development, which would retain and enhance the listed building could be acceptable in principle.

Site Capacity (dwellings units): 70 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Red

Employment Conclusion:

Not assessed

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

Site Ref: 314

Site Name: Boyle Hall, Haigh Moor Road, WA

Site Details

Northing:	424722	Area sq m:	9055.82	Ward	Ardsley and Robin Hood
Easting:	428507	Area Ha:	0.905582	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3718.86	Distance to bus stop (metres)	102.50
Nearest Railway Station	Morley	Bus Stop ID	11844
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 314

Site Name: Boyle Hall, Haigh Moor Road, WA

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/248/87/	Alterations, including new staircase and extensions, to form porch to front and first floor bathroom and two bedrooms	10/08/1987	19/10/1987	R	94.84
PREAPP/08/00272	.	25/06/2008		PRECAG	100.00
23/390/98/FU	Single storey front extension	30/11/1998	04/02/1999	A	10.41
H23/12/88/	Alterations and extension, to form hall, dining room, lounge and kitchen, to cottage.	09/01/1988	21/03/1988	R	94.56

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 314

Site Name: Boyle Hall, Haigh Moor Road, WA

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes Physical

Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 2 buses per hour, all of the site lies within the accessibility zone for primary education, but outside the zone for health and secondary education. Local shops within 15 min walk

Rank (1-5)

3

Access Comments

Highway frontage but adequate visibility not achievable

Rank (1-5)

2

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Improve visibility at access but requires removal of trees (Tree Preservation Order) and stone wall.

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 314

Site Name: Boyle Hall, Haigh Moor Road, WA

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site within the existing settlement. Significant tree cover including Tree Preservation Orders (TPOs) on site surrounding the main building which is listed. Highway concerns re poor visibility at access.

Site Capacity (dwellings units):

9

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 333

Site Name: Off Whitehall Road

Site Details

Northing:	428542	Area sq m:	15780.71	Ward	Morley North
Easting:	421942	Area Ha:	1.578071	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	5041.12	Distance to bus stop (metres)	162.95
Nearest Railway Station	Morley	Bus Stop ID	2764
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
23/477/92/FU	Laying out of car park	24/12/1992	05/10/1993	A	11.77
06/01728/OT	Outline application to layout access road and erect residential development	16/03/2006	13/06/2006	W	99.05
H23/59/84/	Outline application to erect residential development to vacant site (site area 0.45ha)	29/02/1984	09/02/1994	W	11.77
H23/461/80/	Outline application to erect extension, to form enlarged factory.	03/07/1980	26/01/1981	W	33.56
H23/104/85/	Outline application to erect residential development	27/03/1985	30/06/1995	A	11.73
23/318/93/FU	4 bedroom detached house with integral double garage	03/09/1993	13/12/1993	A	11.73
23/13/95/FU	Amendment to condition no 17 of application no 23/477/92/fu (hours of use)	12/01/1995	16/05/1995	R	19.99
07/01231/FU	Laying out of access road and erection of 46 houses and 17 flats	23/02/2007	14/05/2007	W	100.00
H23/344/86/	Alterations and extension, to form enlarged warehouse and detached open store, to works.	01/12/1986	02/03/1987	A	65.97
23/244/93/OT	Outline application to erect detached dwelling	07/07/1993	18/11/1993	A	11.73
06/04650/OT	Outline application to layout access road and erect residential development	01/08/2006	19/10/2006	W	99.17
07/05878/FU	Laying out of access road and erection of 49 houses	18/09/2007	15/12/2009	R	100.00

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 333

Site Name: Off Whitehall Road

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site is well served by Public Transport and all services with the exception of primary schools

Rank (1-5)

4

Access Comments

Accesses on to Moor Top, West Street and Whitehall Grove are not ideal in terms of width, visibility and conflict with HGVs, but an acceptable solution is likely using a combination of these and segregating adjacent commercial uses

Rank (1-5)

3

Local network comment

Small scale of development is unlikely to have a major impact on local highways

Rank (1-5)

4

Mitigation measure

Means to improve vehicular access

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

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

Site Ref: 333

Site Name: Off Whitehall Road

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site within the existing settlement. Noise from the neighbouring factory use would need to be mitigated as part of any future planning application (previously refused permission on these grounds). Otherwise, residential development acceptable in principle.

Site Capacity (dwellings units):

49

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 341

Site Name: Jubilee Works, Old Lane, Beeston

Site Details

Northing:	430358	Area sq m:	12292.76	Ward	Beeston and Holbeck
Easting:	428762	Area Ha:	1.229276	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Recreation & Leisure - Allotment and city farm
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Other
 Other uses: Care centre and car audio
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1407.23	Distance to bus stop (metres)	70.24
Nearest Railway Station	Cottingley	Bus Stop ID	6860
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
21/339/03/FU	Change of use of works to offices and leisure complex	27/11/2003	27/01/2004	W	99.96
H21/401/78/	Use of unit for assembly and maintenance of printing equipment, including work area, offices and stores, and laying	17/07/1978	23/11/1978	A	34.93
21/106/04/FU	Change of use of light industrial works to leisure complex and offices	08/04/2004	28/06/2005	O	99.14
0-21/3/99/MOD	Alterations to factory to form showroom and offices	05/01/1999	08/01/1999	M01	99.65
H21/269/78/	One, externally illuminated, individual letter sign, size 0.6m (2ft 11 ins) x 12.8m (42 feet), height above ground 5.2	24/05/1978	30/10/1978	A	25.32
H21/211/78/	Alterations, including re-roofing of toilet area, and to form locker room, and wash up room, and extension, to form cr	21/04/1978	30/10/1978	A	32.73
H21/195/88/	Change of use of retail store to showroom, training facilities and offices.	12/09/1988	20/10/1988	A	62.60
H21/75/74/	Outline application to erect 5 and 6 storey warehouse premises with ancillary office accommodation and car parking fa	15/05/1974	22/07/1974	R	62.67
10/04404/FU	Erection of retail store with car parking and landscaping	27/09/2010		PCO	99.91
H21/359/80/	Four, 6m high aluminium flagpoles, to diy shop.	01/08/1980	18/08/1980	R	62.29
H21/444/78/	10 warehouse units, each with ancillary offices and toilets with car parking areas, servicing areas, access roa	03/08/1978	09/07/1979	A	61.27
H21/437/78/	Outline application to erect 10 warehouse units, each with ancillary offices and with car parking areas, to	31/07/1978	14/11/1978	W	61.26
21/213/03/FU	Change of use of works to offices and leisure complex	11/07/2003	03/10/2003	R	99.14
21/23/97/FU	Alterations to frontage and single storey front extension to offices	27/01/1997	12/03/1997	A	99.96
H21/449/74/	Alterations, including new roofing and offices, to units 2-3, and alterations including new offices entrance a	28/11/1974	17/03/1975	A	99.87
H21/325/81/	Four, 6m high aluminium flag poles to d.i.y shop.	22/12/1981	26/01/1982	A	61.59
H21/77/90/	Alterations, including new entrance and to form additional offices, to works.	20/03/1990	12/04/1990	A	35.70
H21/583/79/	Change of use, involving alterations, including re-cladding of walls and to form of fice and toilets, of warehou	26/10/1979	29/09/1980	W	54.84
PREAPP/08/00112	.	09/04/2008		PRECAG	100.00
PREAPP/08/00114	.	10/04/2008		PRECAG	100.00

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

Site Ref: 341

Site Name: Jubilee Works, Old Lane, Beeston

H21/167/78/	Alterations, including new frontage and entrance canopy and to form offices, interview rooms, kitchen, restroom	31/03/1978	30/10/1978	A	27.11
H21/43/88/	8 internally illuminated wall signs, size of each 1.7m x 0.6m, height of each of 3 above ground 4.7m (underside)	26/02/1988	20/02/1989	W	12.94
H21/326/81/	4, non illuminated flag pole signs, size of each 1.9m x 1.4m, height of each above ground 4.6m (underside) to d.i.y shop	22/12/1981	26/01/1982	A	61.67
H21/286/89/	Change of use, involving alterations, including new frontage and extension, to form entrance canopy, of diy retail	06/10/1989	05/12/1989	A	62.34
H21/103/80/	Laying out of accesses and alterations and extension, to form retail sales area, with offices, toilets and staff room	27/02/1980	04/06/1980	A	62.52
PREAPP/08/00332	.	26/09/2008		PREEXP	100.00
21/159/98/FU	Alterations to elevations and service yard and wall to moorhouse avenue frontage	15/06/1998	16/09/1998	A	99.65
H21/299/80/	External illumination to existing fascia sign, size 12.6m x 1.8m height above ground 4.9m (underside), to works and	12/06/1980	07/07/1980	A	13.06

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 341

Site Name: Jubilee Works, Old Lane, Beeston

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards

Rank (1-5)

5

Access Comments

An access from Moorhouse Ave can be achieved, existing access is not within the full site boundary and would have to be relocated

Rank (1-5)

5

Local network comment

Potential cumulative impact with adjacent sites and local congestion at Tommy Wass junction

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 341

Site Name: Jubilee Works, Old Lane, Beeston

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Cleared and vacant site. Pending application for supermarket which is currently recommended for refusal (out of centre site). Employment or residential development considered acceptable in principle.

Site Capacity (dwellings units):

44

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Red

Employment Conclusion:

Green

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

Site Ref: 343

Site Name: Off Gelderd Road, Gildersome

Site Details

Northing:	428292	Area sq m:	51479.70	Ward	Morley North
Easting:	424404	Area Ha:	5.14797	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2567.48	Distance to bus stop (metres)	178.64
Nearest Railway Station	Morley	Bus Stop ID	13819
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
11/00270/ADV	Two illuminated signs	24/01/2011	23/03/2011	A	53.02
11/9/00062/MOD	Laying out of access road, refurbishment of existing industrial units and construction of 4 new industrial units (use classes B1(c), B2 and B8), with service areas, car parking and landscaping NON MATERIAL AMENDMENT TO 09/03934/FU Extension of security fence and installation of security gate	07/04/2011	17/05/2011	M01	66.14
09/03934/FU	Laying out of access road, refurbishment of existing industrial units and construction of 4 new industrial units (use classes B1(c), B2 and B8), with service areas, car parking and landscaping	08/09/2009	07/12/2009	A	66.14
23/162/05/OT	Outline application to layout access road for proposed office hotel and residential development	31/03/2005	21/11/2006	W	100.00
H23/537/77/	Amendment to reserved matters application no. 76/23 /00903 for laying out of access road, and erection of 3 warehouses	05/08/1977	22/08/1977	A	17.97
H23/832/76/	Outline application to erect warehouse with offices, to vacant site. (site area 0.23ha (0.56 acre)).	22/10/1976	29/11/1976	A	53.52
12/00039/FU	Installation of solar photovoltaic panels to roof of three industrial units	06/01/2012	22/03/2012	A	29.08
10/02804/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5, 6, 7, 8, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 of Planning Application 09/03934/FU	17/06/2010	09/09/2010	SPL	66.14
23/90/00/FU	Laying out of hardstanding area to works	02/03/2000	21/12/2001	A	14.54
23/216/01/FU	Change of use vehicle storage facility to plant repair workshop	11/06/2001	28/01/2002	A	19.95
09/00130/DEM	Demolition	15/01/2009		APPRET	14.06
H23/55/74/	Application for additional foul drain in warehouse units 7 and 8.	24/04/1974	10/06/1974	A	25.65
10/9/00020/MOD	Laying out of access road, refurbishment of existing industrial units and construction of 4 new industrial units (use classes B1(c), B2 and B8), with service areas, car parking and landscaping NON-MATERIAL AMENDMENT: Removal of first floor windows	28/01/2010	12/02/2010	M01	66.14
11/02012/COND	Consent, agreement or approval required by conditions 24 and 25 of Planning Application 09/03934/FU	13/05/2011	01/07/2011	A	66.14
10/05535/FU	Removal of condition 15 (lockable gate including hours of use) of application 09/03934/FU (for refurbishment of existing industrial units and erect 4 new industrial units)	08/12/2010	18/02/2011	A	66.16

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

Site Ref: 343

Site Name: Off Gelderd Road, Gildersome

H23/192/80/	Laying out of access road and erection of 4 warehouse units in 2 blocks, 3 each with offices and toilets, one with c	13/03/1980	28/04/1980	A	17.20
H23/729/80/	Outline application to erect detached warehouse unit and block of 4 warehouse units, with 50 car parking spaces, to	18/12/1980	20/07/1981	W	16.71
H23/833/76/	Single storey warehouse unit, with ancillary offices and toilets, to vacant site. (site area 0.24ha (0.59 acre	22/10/1976	29/11/1976	A	53.52
H23/42/74/	Change of use of warehouse for premises to light industry and manufacture and testing of fork lift trucks.	18/04/1974	10/06/1974	A	25.57
10/05572/COND	Consent, agreement or approval required by conditions 2 and 7 of Planning Application 09/03934/FU	08/12/2010	26/01/2011	A	66.14
H23/903/76/	Laying out of access road, and erection of 3 warehouse units, 1 with 2-storey ancillary office block, with 24 ca	19/11/1976	07/02/1977	A	17.86

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 343

Site Name: Off Gelderd Road, Gildersome

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: No

Achievability: Unknown

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

4

Access Comments

Existing access points adequate

Rank (1-5)

4

Local network comment

Congested local network but the site has a fallback position of existing use and planning consent, therefore impact of housing use on site would be minimal

Rank (1-5)

4

Mitigation measure

Improvements to local footway provision

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

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

Site Ref: 343

Site Name: Off Gelderd Road, Gildersome

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Existing employment area. Site has planning permission and work has started with one of the 4 proposed new units now erected.

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

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Green

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

Site Ref: 536

Site Name: Nook Farm, West Ardsley

Site Details

Northing:	424843	Area sq m:	10515.62	Ward	Ardsley and Robin Hood
Easting:	428390	Area Ha:	1.051562	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3561.00	Distance to bus stop (metres)	96.66
Nearest Railway Station	Morley	Bus Stop ID	11844
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
06/01180/RM	Laying out of access road and erection of 28 houses with landscaping	22/02/2006	11/01/2007	A	97.85
H23/27/90/	Outline application to lay out access, drainage and public open space and erect residential development to agricultural	23/01/1990	27/03/2003	0	99.99
H23/137/91/	13 dwelling houses, comprising 7, 4 bedroom detached houses each with integral garage and 6, 3 bedroom detached houses	09/04/1991	22/05/1991	A	35.71
23/539/02/OT	Outline application to erect residential development	12/12/2002	24/02/2003	A	97.86
H23/445/90/	Two non-illuminated site signs and 9 non-illuminated flag signs to residential development.	02/11/1990	18/12/1990	A	36.63
H23/598/80/	Outline application to erect detached house with garage, to vacant site (site area 0.02ha)	18/09/1980	23/10/1980	W	11.24

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 536

Site Name: Nook Farm, West Ardsley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 2-3 buses per hour, and lies within the accessibility zone for primary & secondary education, and primary health

Rank (1-5)

4

Access Comments

Access achievable from Haigh Moor Road

Rank (1-5)

5

Local network comment

Cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

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

Site Ref: 536

Site Name: Nook Farm, West Ardsley

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site within existing settlement. Site has previously benefitted from permission for residential development however this has since expired. (Overlaps with site 3373). Residential development therefore acceptable in principle.

Site Capacity (dwellings units):

28

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

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

Site Ref: 562

Site Name: East Ardsley PS, Fall Lane, East Ardsley

Site Details

Northing:	425621	Area sq m:	7784.79	Ward	Ardsley and Robin Hood
Easting:	430787	Area Ha:	0.778479	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Vacant and derelict - Vacant land
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4559.30	Distance to bus stop (metres)	45.23
Nearest Railway Station	Morley	Bus Stop ID	5697
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
23/274/05/OT	Outline application to erect residential development	14/06/2005	03/10/2006	A	99.86
H23/558/75/	Laying out of new pedestrian access to school premises	01/08/1975	23/02/1976	A	89.32
08/00313/RM	Laying out of access road and erection of 14 flats and 31 houses, with car parking and landscaping	18/01/2008	23/04/2008	W	99.99
12/02720/FU	36 houses with new access roads	21/06/2012		PCO	99.31
07/07933/OT	Variation of condition 12 of 23/274/05/OT relating to visibility splays	21/12/2007	16/04/2008	A	99.72
PREAPP/08/00222	.	10/06/2008		PRECAG	99.84
23/138/04/FU	Relocation of detached prefab single storey & siting of 1 single & one-2 storey prefab classroom units to school	11/03/2004	21/04/2004	A	99.86
12/00048/FU	New access roads and 38 houses	06/01/2012		APPRET	99.31

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 562

Site Name: East Ardsley PS, Fall Lane, East Ardsley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

100% 2buses per hour, 100% primary, does not meet other standards

Rank (1-5)

2

Access Comments

Adequate highway frontage for access

Rank (1-5)

4

Local network comment

scale of development should not cause an issue

Rank (1-5)

5

Mitigation measure

Total score

11

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 562

Site Name: East Ardsley PS, Fall Lane, East Ardsley

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

Leeds City Council Highways inc Metro

Accessibility comment

100% 2buses per hour, 100% primary, does not meet other standards

Rank (1-5)

2

Access Comments

Adequate highway frontage for access

Rank (1-5)

4

Local network comment

scale of development should not cause an issue

Rank (1-5)

5

Mitigation measure

Total score

11

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

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

Site Ref: 562

Site Name: East Ardsley PS, Fall Lane, East Ardsley

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

This is a brownfield site set within the existing settlement. Residential development acceptable in principle.

Site Capacity (dwellings units):

25

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 563

Site Name: Albert Road, Morley

Site Details

Northing:	428073	Area sq m:	8041.40	Ward	Morley South
Easting:	426988	Area Ha:	0.80414	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Other
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Retail - Restaurants and Cafes
Neighbouring Use 2:	Other
Neighbouring Use 3:	Residential - Dwellings
Other uses:	Building contractors
Site State:	Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	40.70	Distance to bus stop (metres)	146.21
Nearest Railway Station	Morley	Bus Stop ID	1740
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Albert Road Morley (Morley Waste Traders)	Vehicle Dismantling and Scrap Metal

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/287/74/	Outline application to erect metal products yard to vacant site.	31/07/1974	23/12/1974	W	98.12
H23/955/78/	Laying out of access road, and erection of light industrial unit, with 2 general offices, 2 directors offices, p	12/12/1978	19/02/1979	A	55.58
10/03141/OT	Outline Application to layout access and erect residential development	08/07/2010	28/12/2011	A	98.42
23/78/04/OT	Outline application to erect residential development	22/01/2004	28/06/2004	W	92.33
H23/853/77/	Laying out of access road and erection of factory, comprising workshop and parts department, interview room, rece	12/12/1977	30/01/1978	A	97.57
09/03433/OT	Outline application to layout access and erect residential development	05/08/2009	29/03/2010	W	98.38
23/72/03/OT	Outline application to erect residential development	05/11/2002	20/05/2003	W	99.27
H23/406/78/	Laying out of access and erection of factory, comprising workshop and parts department, messroom, 2 storey a	19/05/1978	10/07/1978	A	98.37
23/469/04/OT	Outline application to erect residential development	05/08/2004	22/03/2005	R	99.27

Site Ref: 563

Site Name: Albert Road, Morley

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 563

Site Name: Albert Road, Morley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards

Rank (1-5)

5

Access Comments

Adequate frontage for access

Rank (1-5)

4

Local network comment

Scale of development should not cause an issue

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation if the wildlife corridor function of the Albert Valley Road Local Nature Area is protected and enhanced i.e. provide a minimum 10 metre buffer along the northern boundary.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

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

Site Ref: 563

Site Name: Albert Road, Morley

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Ref: 563

Site Name: Albert Road, Morley

Site currently in employment use however could be brought forward for residential development. Development for residential could provide an opportunity for improved access to the train station to the north (current access is adjacent site to East).

Site Capacity (dwellings units):

40

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Site Ref: 637

Site Name: Royds Lane, Wortley, LS12

Site Details

Northing:	431284	Area sq m:	53381.05	Ward	Farnley and Wortley
Easting:	427058	Area Ha:	5.338105	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Office
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield and brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1256.58	Distance to bus stop (metres)	311.04
Nearest Railway Station	Cottingley	Bus Stop ID	8064
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.78	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Royds Lane Holbeck/Beeston recent pp	General Waste Management Sites

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/65/89/	Alterations and extension to form enlarged store area and laying out of additional car park to cash and carry warehouse.	06/03/1989	21/04/1989	A	15.49
24/440/96/OT	Outline application to erect 5 industrial units and to lay out access road and car parking	24/12/1996	16/06/1998	A	81.71
07/07482/FU	Use of land for recycling of inert and non-hazardous construction and excavation wastes, to produce aggregates and soils	30/11/2007	03/03/2009	A	17.38
H24/560/74/	Three single storey warehouse units, each with toilets, and with forty car parking spaces to vacant site. (total floor area 10,000 sq m)	29/11/1974	24/03/1975	R	13.71
24/217/01/RE	Renewal of outline permission for 5 industrial units with access road	23/05/2001	16/08/2001	A	74.25
24/334/04/RE	Renewal of outline permission for 5 industrial units with access road	29/06/2004	28/09/2004	A	73.20
09/05553/OT	Outline application to erect residential development	23/12/2009		PCO	99.30
06/02324/OT	Outline application to layout access road and erect a mixed use development comprising offices, retail and residential development comprising 258 dwellings	11/04/2006	01/02/2008	A	98.85
08/04175/FU	Replacement lighting to front car park to cash and carry	10/07/2008	31/10/2008	A	13.81
H24/275/84/	Change of use of part of warehouse car park to warehouse garden centre.	21/11/1984	07/01/1985	A	15.70
H24/335/88/	Alterations and extension, to form enlarged store area, to existing cash and carry warehouse.	23/11/1988	23/01/1989	A	15.48
H24/347/77/	Outline application to lay out access roads and erect 8 warehouse units, to site of former locomotive sheds.	21/06/1977	04/07/1977	A	55.19
H24/347/77/1	Renewal of outline permission to lay out access roads and erect 8 warehouse units to site of former locomotive	12/02/1980	02/06/1980	A	51.26

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 637

Site Name: Royds Lane, Wortley, LS12

East Leeds

SHLAA Conclusions

Availability: Long term (11+ year) Suitability: Yes Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

20% of the site has access to 4 buses per hour. 70% of the site are lies within the accessibility zone for primary education but none for secondary education. All of the site lies within the accessibility zone for primary health.

Rank (1-5)

3

Access Comments

Access achievable via Royds Lane

Rank (1-5)

4

Local network comment

Congestion on Ring Road

Rank (1-5)

3

Mitigation measure

Signalisation of A58/ A6120 roundabout may be required, local pedestrian improvements

Total score

10

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but areas of semi-mature woodland, UK Biodiversity Action Plan Priority Habitat, within the site. All the area to the north east including the disused railway are currently valuable and supply a wildlife corridor function alongside Gelderd Road, as does the disused railway running along the south and south-east. Possible that the Red parts of this site would meet Local Wildlife Site (Site of Ecological and Geological Importance (SEGI) criteria.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary substantially amended as per drawing RM/637. Mitigation will still be required to ensure impacts on adjacent woodland/scrub/grassland habitat are addressed. Parts of the site are potential Local Wildlife Site - need to be assessed.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

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

Site Ref: 637

Site Name: Royds Lane, Wortley, LS12

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Planning permission for residential development recently approved, application no. 09/05553/OT. Site will become 'lime green' when plan is updated.

Site Capacity (dwellings units):

258

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1018A

Site Name: Land off Topcliffe Lane, Morley and to the North of Capitol Park Leeds

Site Details

Northing:	427115	Area sq m:	88330.78	Ward	Morley South
Easting:	427503	Area Ha:	8.833078	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1128.19	Distance to bus stop (metres)	450.35
Nearest Railway Station	Morley	Bus Stop ID	7850
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	98.85	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1018A

Site Name: Land off Topcliffe Lane, Morley and to the North of Capitol Park Leeds

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/9/82/	Outline application to erect industrial development, to vacant site. (site area 49.27ha).	19/01/1982	11/11/1982	W	99.03

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

Site Ref: 1018A

Site Name: Land off Topcliffe Lane, Morley and to the North of Capitol Park Leeds

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Beck separates site from residential area creating a strong defensible boundary. Performs an important role in safeguarding the countryside from encroachment, and development may lead to further sprawl.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1018A

Site Name: Land off Topcliffe Lane, Morley and to the North of Capitol Park Leeds

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

15% of the site has access to 4 buses per hour. 20% of the site is within the accessibility zone for primary education, 15% to primary health and 30% to secondary education.

Rank (1-5)

3

Access Comments

Access available from Topcliffe Lane (through industrial estate or fom eastern part of site)

Rank (1-5)

3

Local network comment

Likely to require off-site mitigation and cumulative impacts

Rank (1-5)

4

Mitigation measure

Must have pedestrian connections to north and west of site

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

could combine with 3120, 1285 1279 & 3069

Suitability for partial development:

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1018A

Site Name: Land off Topcliffe Lane, Morley and to the North of Capitol Park Leeds

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. Steep sloping site down to beck which provides strong defensible boundary to existing residential area. Significant tree coverage on northern boundary, with well used public right of way bordering the site. Site has no road access.

Site Capacity (dwellings units): 231 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Not assessed

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

Site Ref: 1018B

Site Name: Land off Topcliffe Lane, Morley and to the North of Capitol Park Leeds

Site Details

Northing:	426923	Area sq m:	268375.61	Ward	Morley South
Easting:	427684	Area Ha:	26.837561	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1384.93	Distance to bus stop (metres)	485.48
Nearest Railway Station	Morley	Bus Stop ID	8422
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.62	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1018B

Site Name: Land off Topcliffe Lane, Morley and to the North of Capitol Park Leeds

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/130/74/	Single storey building for storage accommodation to works .	16/05/1974	12/08/1974	A	29.65
H23/161/75/	Single storey workshop, comprising plant repair area, medical unit, w.c., office, store, tyre store, and tyre repair area	13/03/1975	14/04/1975	A	29.65
H23/9/82/	Outline application to erect industrial development, to vacant site. (site area 49.27ha).	19/01/1982	11/11/1982	W	98.54
H23/500/78/	Change of use of store to mungo and shoddy production, and mungo and shoddy production to store.	22/06/1978	10/07/1978	A	29.65

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

Site Ref: 1018B

Site Name: Land off Topcliffe Lane, Morley and to the North of Capitol Park Leeds

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Site is isolated from main urban area and relates poorly. Existing employment sites to the south contain the development reducing potential for further sprawl. Site performs important role in safeguarding countryside.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1018B

Site Name: Land off Topcliffe Lane, Morley and to the North of Capitol Park Leeds

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

15% of the site has access to 4 buses per hour, 20% of the site area within the accessibility zone for primary education, 15% for primary health and 30% for secondary education

Rank (1-5)

3

Access Comments

Access available from Topcliffe Lane (through industrial estate or fom eastern part of site)

Rank (1-5)

3

Local network comment

Likely to require off-site mitigation and cumulative impacts

Rank (1-5)

4

Mitigation measure

Must have pedestrian connections to north and west of site

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

could combine with 3120, 1285 1279 & 3069

Suitability for partial development:

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1018B

Site Name: Land off Topcliffe Lane, Morley and to the North of Capitol Park Leeds

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. Land on hill top overlooking neighbouring Topcliffe Farm, residential areas and Capitol Park. Site is separated by steep gully and beck (site A) from residential area, with much better connection to existing Capitol Park business park. Better suited to an employment use, if allocated at all.

Site Capacity (dwellings units): 704 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Not assessed

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

Site Ref: 1029

Site Name: Land of Long Thorpe Lane, Thorpe, Wakefield, WF3 3BZ

Site Details

Northing:	426422	Area sq m:	6431.08	Ward	Ardsley and Robin Hood
Easting:	431743	Area Ha:	0.643108	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	5067.05	Distance to bus stop (metres)	37.73
Nearest Railway Station	Morley	Bus Stop ID	8631
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1029

Site Name: Land of Long Thorpe Lane, Thorpe,
Wakefield, WF3 3BZ

Planning History

Site Ref: 1029

Site Name: Land of Long Thorpe Lane, Thorpe, Wakefield, WF3 3BZ

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Well contained site with good links to the settlement. Does not provide access to the countryside.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1029

Site Name: Land of Long Thorpe Lane, Thorpe, Wakefield, WF3 3BZ

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 2 buses per hour and lies within the accessibility zone for primary & secondary education, and primary health

Rank (1-5)

3

Access Comments

Access via Long Thorpe Road

Rank (1-5)

5

Local network comment

Spare capacity but cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

12

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1029

Site Name: Land of Long Thorpe Lane, Thorpe, Wakefield, WF3 3BZ

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. Unused area of land adjacent to M1 motorway. Land to north has recently been developed for residential. Development of the site would be a continuation of existing development. No constraints. The site is well contained with existing defensible boundaries.

Site Capacity (dwellings units): 17 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1032

Site Name: Land off Bradford Road , East Ardsley WF3

Site Details

Northing:	425500	Area sq m:	134795.33	Ward	Ardsley and Robin Hood
Easting:	430019	Area Ha:	13.479533	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4015.22	Distance to bus stop (metres)	225.21
Nearest Railway Station	Morley	Bus Stop ID	9823
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	100.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1032

Site Name: Land off Bradford Road , East Ardsley WF3

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/888/75/	Outline application, to erect residential development, to agricultural land. (site area 13.83ha (34.15 acres))	18/11/1975	12/01/1976	R	99.73

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Protected Area of Search (PAS)

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1032

Site Name: Land off Bradford Road , East Ardsley WF3

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 3 buses per hour. All of the site lies within the accessibility zone for primary education, 30% for primary health. It lies outside the accessibility zone for secondary education

Rank (1-5)

4

Access Comments

Access achievable onto A650 - may require signalisation if combined with other sites

Rank (1-5)

4

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

To be assessed by way of TA

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

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

Site Ref: 1032

Site Name: Land off Bradford Road , East Ardsley WF3

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

The site is designated as Protected Area of Search (PAS) in the existing UDP, not within the Green Belt. There are no physical constraints with the site, it is flat with a road frontage.

Site Capacity (dwellings units):

293

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

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

Site Ref: 1043

Site Name: Pylee House, Thorpe Lower Lane, Robin Hood , Wakefield, WF3 3BQ

Site Details

Northing:	427351	Area sq m:	18702.41	Ward	Ardsley and Robin Hood
Easting:	432219	Area Ha:	1.870241	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4914.15	Distance to bus stop (metres)	263.02
Nearest Railway Station	Woodlesford	Bus Stop ID	9329
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	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:	99.43	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1043

Site Name: Pylee House, Thorpe Lower Lane, Robin Hood , Wakefield, WF3 3BQ

Planning History

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

Site Ref: 1043

Site Name: Pylee House, Thorpe Lower Lane, Robin Hood , Wakefield, WF3 3BQ

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Site is well contained between the settlement and the motorway. Not considered to have significant impact on the green belt.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1043

Site Name: Pylee House, Thorpe Lower Lane, Robin Hood , Wakefield, WF3 3BQ

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: No

Achievability: Unknown

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

Access via existing private access road from Thorpe Lower Lane would need widening but visibility looks ok

Rank (1-5)

4

Local network comment

Spare capacity

Rank (1-5)

5

Mitigation measure

Private access road from Thorpe Lower Lane would need some improvements (footways / width)

Total score

14

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-based designations but this whole site is Lowland Mixed Deciduous Woodland UK Biodiversity Action Plan priority habitat. The woodland forms a component of the screening and wildlife corridor which runs beside the M1. Probably will form part of the Leeds Habitat Network.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

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

Site Ref: 1043

Site Name: Pylee House, Thorpe Lower Lane, Robin Hood , Wakefield, WF3 3BQ

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The whole site is protected by a Tree Preservation Order. It is also designated in the existing UDP as N1 greenspace. See also greenspace section, page 37, question G9. Whilst the site is well contained in terms of Green Belt with the motorway to the west the site is sloping and has significant constraints.

Site Capacity (dwellings units):

58

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1064A

Site Name: Bruntcliffe Road and Scott lane, Morley
Leeds LS27

Site Details

Northing:	427014	Area sq m:	75798.28	Ward	Morley South
Easting:	425153	Area Ha:	7.579828	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

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

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1064A

Site Name: Bruntcliffe Road and Scott lane, Morley
Leeds LS27

Planning History

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

Site Ref: 1064A

Site Name: Bruntcliffe Road and Scott lane, Morley
Leeds LS27

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1064A

Site Name: Bruntcliffe Road and Scott lane, Morley
Leeds LS27

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site does not have access to 4buses per hour but there are some services in the area. 40% of the site falls within the Core Strategy standards for primary education,40% for secondary education and 30% for health and 0% to employment.

Rank (1-5)

2

Access Comments

Access achievable onto A650

Rank (1-5)

4

Local network comment

Cumulative impact issues with other nearby sites - congested area

Rank (1-5)

3

Mitigation measure

Local mitigation may be required

Total score

9

Support?

Support with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

No objection subject to mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Support

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1064A

Site Name: Bruntcliffe Road and Scott lane, Morley
Leeds LS27

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site within the urban area. The adjacent site is in employment use. This site has been identified as a site to retain for employment (see page 33 of Issues & Options document).

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

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

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

Site Ref: 1064B

Site Name: Bruntcliffe Road and Scott lane, Morley
Leeds LS27

Site Details

Northing:	426829	Area sq m:	13083.40	Ward	Morley South
Easting:	425269	Area Ha:	1.30834	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

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

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1064B

Site Name: Bruntcliffe Road and Scott lane, Morley
Leeds LS27

Planning History

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

Site Ref: 1064B

Site Name: Bruntcliffe Road and Scott lane, Morley
Leeds LS27

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1064B

Site Name: Bruntcliffe Road and Scott lane, Morley
Leeds LS27

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

0% 4buses/h but some services in the area, 30% employment, 100% primarym 0% health, 0% secondary.

Rank (1-5)

2

Access Comments

Requires access through 1064A

Rank (1-5)

1

Local network comment

cumulative impact issues with other nearby sites - congested area

Rank (1-5)

3

Mitigation measure

Local mitigation may be required

Total score

Support?

No support - requires access through 1064A

Need to combine with other sites:

Yes - site 1064A

Suitability for partial development:

Highways Agency

No objection subject to mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Ecology

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1064B

Site Name: Bruntcliffe Road and Scott lane, Morley
Leeds LS27

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

This site is part of a recent planning permission (12/01332/OT) for residential development. The site will become 'lime green' when the plan is updated.

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

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

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

Site Ref: 1067A

Site Name: Site accessed from Woodhouse Lane and Pilden lane, East Ardsley WF3

Site Details

Northing:	424561	Area sq m:	116624.14	Ward	Ardsley and Robin Hood
Easting:	430179	Area Ha:	11.662414	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4785.57	Distance to bus stop (metres)	474.43
Nearest Railway Station	Morley	Bus Stop ID	7081
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1067A

Site Name: Site accessed from Woodhouse Lane and Pilden lane, East Ardsley WF3

Planning History

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

Site Ref: 1067A

Site Name: Site accessed from Woodhouse Lane and Pilden lane, East Ardsley WF3

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Site is isolated from settlement and development would have a high potential to lead to further sprawl.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1067A

Site Name: Site accessed from Woodhouse Lane and Pilden lane, East Ardsley WF3

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Poor accessibility fails all criteria

Rank (1-5)

2

Access Comments

No suitable access

Rank (1-5)

1

Local network comment

Potential cumulative impact on local network

Rank (1-5)

4

Mitigation measure

Total score

7

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance wildlife corridor function across the site.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1067A

Site Name: Site accessed from Woodhouse Lane and Pilden lane, East Ardsley WF3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The original SHLAA submission has been split in two. Site A is isolated and unrelated to settlement and would result in a significant encroachment into the Green Belt which could set a precedent for further unrestricted sprawl.

Site Capacity (dwellings units): 262 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1067B

Site Name: Site accessed from Woodhouse Lane and Pilden lane, East Ardsley WF3

Site Details

Northing:	424898	Area sq m:	19757.13	Ward	Ardsley and Robin Hood
Easting:	430179	Area Ha:	1.975713	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	4541.07	Distance to bus stop (metres)	210.01
Nearest Railway Station	Morley	Bus Stop ID	5832
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.92	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1067B

Site Name: Site accessed from Woodhouse Lane and
Pilden lane, East Ardsley WF3

Planning History

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

Site Ref: 1067B

Site Name: Site accessed from Woodhouse Lane and Pilden lane, East Ardsley WF3

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Well connected to settlement. Trees line the boundary and contain the site, reducing potential for further sprawl.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1067B

Site Name: Site accessed from Woodhouse Lane and Pilden lane, East Ardsley WF3

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 3 buses per hour and ok for other services

Rank (1-5)

4

Access Comments

No suitable access

Rank (1-5)

1

Local network comment

Potential cumulative impacct on local network

Rank (1-5)

4

Mitigation measure

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance wildlife corridor function across the site.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1067B

Site Name: Site accessed from Woodhouse Lane and Pilden lane, East Ardsley WF3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The original SHLAA submission has been split in two. Site B is located to the south of the existing residential area, and is well bounded by a tree line. Development would 'round off' the settlement. Highways concerns re suitable access.

Site Capacity (dwellings units): 53 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Red

Employment Conclusion:

Red

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

Site Ref: 1068

Site Name: Stoney Lane, East Ardsley, Wakefield, WF3

Site Details

Northing:	424502	Area sq m:	7693.80	Ward	Ardsley and Robin Hood
Easting:	430648	Area Ha:	0.76938	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	5152.94	Distance to bus stop (metres)	128.90
Nearest Railway Station	Morley	Bus Stop ID	13659
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.69	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1068

Site Name: Stoney Lane, East Ardsley, Wakefield, WF3

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/585/89/	Detached concrete block cattle shed to agricultural site.	29/11/1989	04/06/1990	A	92.51
H23/586/89/	Outline application to layout access and erect detached bunga low to vacant site. (site area 0.06ha)	29/11/1989	04/06/1990	R	93.30

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Site is well contained by roads on either side. Close to motorway and consequently relates poorly to settlement.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1068

Site Name: Stoney Lane, East Ardsley, Wakefield, WF3

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 3 buses per hour and primary education, does not meet other standards

Rank (1-5)

3

Access Comments

No suitable access

Rank (1-5)

1

Local network comment

Small development unlikely to impact on local network

Rank (1-5)

5

Mitigation measure

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance wildlife corridor function across the site.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1068

Site Name: Stoney Lane, East Ardsley, Wakefield, WF3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site backs onto the motorway interchange roundabout, the slip road makes up the southern boundary. The site currently acts as a good buffer between the motorway and residential development. Highways concerns - no suitable access.

Site Capacity (dwellings units):

21

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1069

Site Name: Manor farm East Ardsley WF3

Site Details

Northing:	424938	Area sq m:	33090.98	Ward	Ardsley and Robin Hood
Easting:	430357	Area Ha:	3.309098	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4641.82	Distance to bus stop (metres)	132.85
Nearest Railway Station	Morley	Bus Stop ID	9746
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	70.84	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1069

Site Name: Manor farm East Ardsley WF3

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/202/90/	Outline application to erect residential development (site area 0.371ha)	03/05/1990	10/01/1991	W	11.38
H23/203/81/	use of land as a contractor's yard and the erection of a 1.8m high boundary fence.	31/03/1981	27/07/1981	A	34.55
H23/178/86/	Tipping of hardcore and subsoil, and re-soiling to agricultural site. (site area 0.66ha)	18/06/1986	10/08/1987	A	19.36

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Site has strong links to settlement and is well contained by tree lined boundaries reducing the potential for further sprawl.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1069

Site Name: Manor farm East Ardsley WF3

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

All of the site has access to 3 buses per hour and falls within the Core Strategy standards for primary education. 5% of the site falls within the Core Strategy standards for health and secondary education and has access to some local services

Rank (1-5)

3

Access Comments

Tricky access from Bradford Road - busy location, outside of bend, limited space for right turn lane, small frontage

Rank (1-5)

2

Local network comment

Potential cumulative impact on local network

Rank (1-5)

4

Mitigation measure

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

significantly smaller site might allow for access solution

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance wildlife corridor function across the site.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

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

Site Ref: 1069

Site Name: Manor farm East Ardsley WF3

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is well related to the existing settlement, fronting the main road and contained by a cricket ground to the south, limiting the potential for further sprawl. Highways concerns re access.

Site Capacity (dwellings units):

87

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1072

Site Name: Dewsbury Road, Woodkirk, WF12

Site Details

Northing:	424989	Area sq m:	15808.03	Ward	Morley South
Easting:	427017	Area Ha:	1.580803	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Vacant and derelict - Vacant land
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3118.34	Distance to bus stop (metres)	119.41
Nearest Railway Station	Morley	Bus Stop ID	7824
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1072

Site Name: Dewsbury Road, Woodkirk, WF12

Planning History

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Site relates well to settlement. Natural boundaries to the rear contain the site reducing the potential for further sprawl.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1072

Site Name: Dewsbury Road, Woodkirk, WF12

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access Comments

Site can only be accessed by way of site 3078 or 1135

Rank (1-5)

3

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

As per site 3078 - Pedestrian crossing on Dewsbury Road, good pedestrian links in and through the site, new signalised junction

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

MUST be combined with 3078 and or 1135 to achieve access

Suitability for partial development:

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

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

Site Ref: 1072

Site Name: Dewsbury Road, Woodkirk, WF12

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. Good flat site to the rear of residential area. Residential properties to the south and east boundaries. Northern boundary is raised above the site, offering a natural defensible boundary means the site is well contained.

Site Capacity (dwellings units):

43

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1077

Site Name: Nethertown Pig Farm, Old Lane, Drighlington, Leeds, BD11 1LU

Site Details

Northing:	429410	Area sq m:	12999.28	Ward	Morley North
Easting:	423052	Area Ha:	1.299928	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Other
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses: Existing use - equestrian use and scrap yard
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4123.89	Distance to bus stop (metres)	226.59
Nearest Railway Station	Morley	Bus Stop ID	392
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1077

Site Name: Nethertown Pig Farm, Old Lane, Drighlington,
Leeds, BD11 1LU

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/23/87/	Outline application to layout access road and erect residential development, to cleared site. (site area	28/01/1987	13/04/1987	R	76.44
H23/966/75/	Outline application, to erect detached bungalow, to vacant site.	15/12/1975	05/04/1976	A	16.22
06/06923/FU	Single storey side and rear extension to form one bed 'granny' flat to existing bungalow	21/11/2006	29/09/2009	FDO	87.97
H23/164/77/	Regrading of vacant site, new pond and drains, to form enlarged mushroom farm (site areas 1.4ha (3.5 acres)).	14/03/1977	30/05/1977	A	16.22
H23/228/77/	Detached single storey barn, to smallholding.	15/04/1977	27/06/1977	A	16.22
H23/725/78/	Alterations and laying out of drain to barn.	11/09/1978	30/10/1978	A	16.22
H23/203/77/	Extension of existing tip to vacant site.	28/03/1977	09/05/1977	W	12.17

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

Site Ref: 1077

Site Name: Nethertown Pig Farm, Old Lane, Drighlington, Leeds, BD11 1LU

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Green Belt site. The site is brownfield (previously developed), surrounded by existing housing and roads bounding the site, so well contained and development would have limited impact on the Green Belt.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1077

Site Name: Nethertown Pig Farm, Old Lane, Drighlington, Leeds, BD11 1LU

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of education

Rank (1-5)

4

Access Comments

Access achievable from Old Lane with some widening and provision of new footways

Rank (1-5)

4

Local network comment

Small development unlikely to impact on local network

Rank (1-5)

5

Mitigation measure

Widening of Old lane and provision of new footways

Total score

13

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

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

Site Ref: 1077

Site Name: Nethertown Pig Farm, Old Lane, Drighlington, Leeds, BD11 1LU

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is brownfield (previously developed), surrounded by existing housing and roads bounding the site, so well contained and development would have limited impact on the Green Belt.

Site Capacity (dwellings units):

46

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

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

Site Ref: 1096

Site Name: Snittles Farm, New Village Way, Churwell, Leeds, LS27

Site Details

Northing:	430297	Area sq m:	41764.67	Ward	Morley North
Easting:	427109	Area Ha:	4.176467	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Poorly defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	356.91	Distance to bus stop (metres)	188.48
Nearest Railway Station	Cottingley	Bus Stop ID	10242
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1096

Site Name: Snittles Farm, New Village Way, Churwell,
Leeds, LS27

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
06/07404/FU	Change of use and extensions of redundant farm buildings to form 7 dwelling houses	11/12/2006	29/08/2007	A	12.97
10/00852/EXT	Extension of time of planning application 06/07404/FU for change of use and extensions of redundant farm buildings to form 7 dwelling houses	24/02/2010	21/04/2010	A	11.94

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

Site Ref: 1096

Site Name: Snittles Farm, New Village Way, Churwell, Leeds, LS27

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1096

Site Name: Snittles Farm, New Village Way, Churwell, Leeds, LS27

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

4

Access Comments

Access via existing estate road

Rank (1-5)

4

Local network comment

Small scale development no impact

Rank (1-5)

5

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1096

Site Name: Snittles Farm, New Village Way, Churwell,
Leeds, LS27

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.

Site Capacity (dwellings units):

7

Floorspace sq m (Non residential):

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

Site Ref: 1096

**Site Name: Snittles Farm, New Village Way, Churwell,
Leeds, LS27**

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

Site Ref: 1099A

Site Name: Land at Hepworth Avenue, Churwell, LS27

Site Details

Northing:	429733	Area sq m:	99489.73	Ward	Morley North
Easting:	426778	Area Ha:	9.948973	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	693.81	Distance to bus stop (metres)	448.81
Nearest Railway Station	Cottingley	Bus Stop ID	2924
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	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:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1099A

Site Name: Land at Hepworth Avenue, Churwell, LS27

Planning History

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1099A

Site Name: Land at Hepworth Avenue, Churwell, LS27

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Majority of site meets Core Strategy standards with exception of secondary education

Rank (1-5)

4

Access Comments

Difficult to achieve an acceptable access without coming through site 1099B

Rank (1-5)

3

Local network comment

Potential cumulative impact on Churwell Hill

Rank (1-5)

3

Mitigation measure

May require mitigation on Churwell Hill

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

potential to combine with 2125 and create two access points

Suitability for partial development:

if not combined then development will need to be limited to 200 houses

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1099A

Site Name: Land at Hepworth Avenue, Churwell, LS27

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.

Site Capacity (dwellings units): 261 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

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

Site Ref: 1099B

Site Name: Land at Hepworth Avenue, Churwell, LS27

Site Details

Northing:	430048	Area sq m:	30814.73	Ward	Morley North
Easting:	426981	Area Ha:	3.081473	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Vacant and derelict - Vacant land
Existing Use 2:	Recreation & Leisure - Allotment and city farm
Existing Use 3:	
Neighbouring Use 1	Residential - Dwellings
Neighbouring Use 2:	Transport - Transport tracks & ways
Neighbouring Use 3:	Recreation & Leisure - Allotment and city farm
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	403.72	Distance to bus stop (metres)	393.08
Nearest Railway Station	Cottingley	Bus Stop ID	1507
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1099B

Site Name: Land at Hepworth Avenue, Churwell, LS27

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/313/89/	Outline application to lay out access and erect residential development to vacant site.	20/06/1989	18/12/1989	W	60.76

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1099B

Site Name: Land at Hepworth Avenue, Churwell, LS27

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Majority of site meets Core Strategy standards with exception of secondary education

Rank (1-5)

4

Access Comments

Single point of access off New Village Way - acceptable for up to 200 dwellings

Rank (1-5)

4

Local network comment

Potential cumulative impact on Churwell Hill

Rank (1-5)

3

Mitigation measure

may require mitigation on Churwell Hill

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

potential to combine with 2125 and create two access points

Suitability for partial development:

if not combined then development will need to be limited to 200 houses

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No designated sites but some valuable acidic grassland in east of the site and less valuable species-poor neutral grasslands alongside motorway.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1099. Mitigation will still be required to ensure impacts on adjacent habitats are addressed i.e. minimum 10 metre buffer alongside motorway planted with native shrubs and small trees.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

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

Site Ref: 1099B

Site Name: Land at Hepworth Avenue, Churwell, LS27

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Ref: 1099B

Site Name: Land at Hepworth Avenue, Churwell, LS27

Site is not within Green Belt but contained by the motorway to the northwestern boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway - this will need further consideration at detailed design stage.

Site Capacity (dwellings units):

80

Floorspace sq m (Non residential):

0

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

Site Ref: 1112

Site Name: Land off Asquith Avenue/Geldered Road,
Nepshaw Lane, Gildersome

Site Details

Northing:	428447	Area sq m:	163047.94	Ward	Morley North
Easting:	425163	Area Ha:	16.304794	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Residential - Dwellings
 Existing Use 3: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3: Forestry - Unmanaged Forest
 Other uses:
 Site State: Greenfield and brownfield

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1833.36	Distance to bus stop (metres)	451.19
Nearest Railway Station	Morley	Bus Stop ID	6449
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	100.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1112

Site Name: Land off Asquith Avenue/Geldered Road,
Nepshaw Lane, Gildersome

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/234/88/	Outline application, to layout access and erection of distribution depot with offices and car parking to vacant sit	03/06/1988	12/04/1990	W	29.80
23/60/03/OT	Outline application to erect business industrial and storage and distribution development	11/02/2003	22/06/2012	R	10.32
H23/667/80/	Extraction of coal and fire clay, to agricultural land.(site area 14.05ha). (county matter).	04/11/1980	23/05/1984	A	94.43
12/02470/OT	Outline application for proposed employment development for use classes B1(b) and B1(c) (Research and Development/Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses) with new accesses, associated infrastructure and landscaping	01/06/2012		PCO	78.15
23/47/96/OT	Outline application to erect mail distribution depot with offices	09/02/1996	28/02/2000	W	22.78
23/35/01/OT	Outline application to layout access and erect business park	22/01/2001	25/06/2012	R	82.99

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

Site Ref: 1112

Site Name: Land off Asquith Avenue/Geldered Road, Nephshaw Lane, Gildersome

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1112

Site Name: Land off Asquith Avenue/Geldered Road, Nepshaw Lane, Gildersome

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site meets the majority of the Core Strategy standards

Rank (1-5)

4

Access Comments

An access could be achieved from Asquith Avenue with the realignemnt of Nepshaw Lane, although signals may be required - a secondary access to Nepshaw Lane south should also be required

Rank (1-5)

3

Local network comment

Potential cumulative impact with adjacent sites and local congestion

Rank (1-5)

3

Mitigation measure

Signalised junction and local junction improvements

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

potential to develop northern part of the site only

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function provided by the adjacent Clubbed Oaks and Dean Woods Local Nature Area (LNA). Retain a minimum 20 metre corridor adjacent to the woodland and allow it to revegetate naturally.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

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

Site Ref: 1112

Site Name: Land off Asquith Avenue/Geldered Road,
Nepshaw Lane, Gildersome

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Ref: 1112

**Site Name: Land off Asquith Avenue/Geldered Road,
Nepshaw Lane, Gildersome**

The site is a significant portion of a larger strategic employment allocation which is well located for this use. An application is currently pending for development of the larger employment allocation.

Site Capacity (dwellings units):

428

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Green

Site Ref: 1126

Site Name: Land at Bradford Road Drighlington

Site Details

Northing:	428271	Area sq m:	8457.49	Ward	Morley North
Easting:	423937	Area Ha:	0.845749	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3032.23	Distance to bus stop (metres)	193.85
Nearest Railway Station	Morley	Bus Stop ID	8417
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/965/78/	Excavations to examine subsoil , to agricultural land.	15/12/1978	19/02/1979	A	92.07
11/01716/OT	Outline Application for specialist care village including new access	27/04/2011	18/10/2011	A	93.77
H23/30/78/	Laying out of access, to propo sed hotel. (outl ine application no. mo 4894 ap proved subject to conditions	16/01/1978	10/04/1978	A	89.81
23/572/04/FU	Change of use of vacant land to domestic garden	28/09/2004	13/12/2004	R	21.26
23/120/93/OT	Outline application to erect business park, day nursery and car parking	16/04/1993	22/04/1996	W	94.18
12/03346/OT	Outline application for residential development with means of access	01/08/2012		PCO	99.75
H23/217/77/	Outline application to erect 6 detached houses each with garage to vacant site. (s ite area 0.32ha (0.79 acre	04/04/1977	27/06/1977	R	29.44
23/119/93/OT	Outline application to erect hotel development with car parking	16/04/1993	22/04/1996	W	94.18
23/342/05/OT	Outline application to layout access and erect 2 storey 40 bedroom residential home with 18 car parking spaces	13/07/2005	30/05/2006	AP	75.28

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1126

Site Name: Land at Bradford Road Drighlington

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of local services

Rank (1-5)

4

Access Comments

Suitable access achievable onto Bradford Rd

Rank (1-5)

5

Local network comment

Small development unlikely to impact on local network

Rank (1-5)

5

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1126

Site Name: Land at Bradford Road Drighlington

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site within the existing settlement. Area of potential infill development on grazing land between recent residential development on one side and nursing home on the other. Suitable for residential development in principle.

Site Capacity (dwellings units):

22

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1135

Site Name: Former Woodkirk Station, Dewsbury Road, Woodkirk WF3

Site Details

Northing:	425167	Area sq m:	41098.04	Ward	Morley South
Easting:	427054	Area Ha:	4.109804	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Vacant and derelict - Derelict
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2940.85	Distance to bus stop (metres)	108.46
Nearest Railway Station	Morley	Bus Stop ID	9394
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	73.23		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	1.01		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Howley Park Quarry & Brickworks Morley	Landfill Sites
Howley Park Quarry & Brickworks Morley	Quarries

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

Site Ref: 1135

Site Name: Former Woodkirk Station, Dewsbury Road,
Woodkirk WF3

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/206/79/	Tipping of bulk excavation and demolition materials, to vacant railway cutting.	12/03/1979	19/08/1980	R	10.97
H23/206/81/	Outline application to layout access road and to erect residential development to former railway goods yard and station	31/03/1981	06/07/1981	R	34.73
H23/178/81/	Outline application to layout access and erect warehouse development, to former railway station and goods yard	31/03/1981	06/07/1981	R	34.95
H23/176/81/	Outline application to erect light industrial development, to former railway station and goods yard. (site area	31/03/1981	06/07/1981	R	35.34

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

Site Ref: 1135

Site Name: Former Woodkirk Station, Dewsbury Road, Woodkirk WF3

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Site doesn't relate well to settlement. Would constitute ribbon development with high potential for further sprawl.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1135

Site Name: Former Woodkirk Station, Dewsbury Road, Woodkirk WF3

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access Comments

Access achievable from Dewsbury Road - may require signals

Rank (1-5)

4

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

As per site 3078 - Pedestrian crossing on Dewsbury Road, good pedestrian links in and through the site, new signalised junction

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

best linked with 3078 and 1072 for comprehensive access solution

Suitability for partial development:

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No designated sites but woodland and scrub to west and east ends of the site.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1135. Mitigation will still be required to ensure impacts on adjacent habitat are addressed.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

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

Site Ref: 1135

Site Name: Former Woodkirk Station, Dewsbury Road, Woodkirk WF3

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. Site is raised above surrounding development, steeply sloping and does not relate well to the existing settlement form. Development would result in linear development and set a precedent for further sprawl into Green Belt.

Site Capacity (dwellings units):

50

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1143A

Site Name: Land off Old Thorpe Lane, Tingley WF3

Site Details

Northing: 426353 Area sq m: 72271.13 Ward: \rdsley and Robin Hood
Easting: 428504 Area Ha: 7.227113 HMCA: Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2332.94	Distance to bus stop (metres)	286.35
Nearest Railway Station	Morley	Bus Stop ID	10891
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/239/88/	One, four bedroom detached house, to agricultural site.(outline application number 87/20/0 0298 approved subject to	06/06/1988	08/11/1988	A	41.26
H23/343/82/1	Amendment to previous application involving removal of condition 6, use as riding school, of use of land as stables and	11/09/1984	22/05/1985	A	19.82
H23/352/85/	Erection of detached vegetable store and implement shed to agricultural holding.	20/11/1985	23/12/1985	A	42.06
H23/343/82/	Use of land as stables and associated grazing for horses.	08/11/1982	07/03/1983	A	19.79
H23/199/85/	Detached single storey agricultural implement shed, to agricultural site.	17/06/1985	12/08/1985	A	39.22
H23/401/89/	Detached stone double garage with toilet to side of dwelling house.	10/08/1989	05/10/1989	A	40.80
23/146/94/FU	Poultry unit to farm	11/05/1994	06/04/1995	A	40.04
07/01073/FU	Detached double garage to rear with external staircase and store over	19/02/2007	16/04/2007	A	40.04

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Would constitute ribbon development. Site does not relate well to settlement but is well contained reducing the potential for further sprawl.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1143A

Site Name: Land off Old Thorpe Lane, Tingley WF3

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

Requires access through other parts of site 1143

Rank (1-5)

3

Local network comment

Potential impacts at nearby motorway junctions

Rank (1-5)

3

Mitigation measure

Potential for impact on Strategic Road Network

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1143A

Site Name: Land off Old Thorpe Lane, Tingley WF3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site A is the most northern part and extends up to the boundary with the motorway. It is not as well related to the existing settlement and its release would result in a ribbon development. The site is well contained between roads with little chance of further Green Belt sprawl. However, given its location development would be contingent on the release of site 1143B to link it to the settlement, and this would result in a substantial development.

Site Capacity (dwellings units): 162 **Floorspace sq m (Non residential):** 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1143B

Site Name: Land off Old Thorpe Lane, Tingley WF3

Site Details

Northing:	426199	Area sq m:	92389.39	Ward	Ardsley and Robin Hood
Easting:	428796	Area Ha:	9.238939	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2643.86	Distance to bus stop (metres)	201.08
Nearest Railway Station	Morley	Bus Stop ID	2610
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	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:	0.07	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1143B

Site Name: Land off Old Thorpe Lane, Tingley WF3

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/261/79/	Outline application to erect residential development, to vacant site. (site area 3ha).	30/03/1979	18/06/1979	R	31.45
H23/98/89/	Outline application to lay out residential development, to agricultural site. (site area 2.9ha) hse (13 an	06/03/1989	18/05/1989	W	31.32

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Well contained site with strong links to the settlement.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1143B

Site Name: Land off Old Thorpe Lane, Tingley WF3

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

Various access points available off Bradford Rd and Thorpe Lane

Rank (1-5)

4

Local network comment

Potential impacts at nearby motorway junctions

Rank (1-5)

3

Mitigation measure

Potential for impact on Strategic Road Network

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

P&R allocation should be protected. better to develop western part of site in terms of accessibility

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comments:

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1143B

Site Name: Land off Old Thorpe Lane, Tingley WF3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site B has strong links to the settlement and is well contained by existing roads to the north and east, resulting in a low potential for further sprawl. The south eastern corner is designated as a Park and Ride site in the existing UDP.

Site Capacity (dwellings units): 207 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1143C

Site Name: Land off Old Thorpe Lane, Tingley WF3

Site Details

Northing:	426125	Area sq m:	16226.35	Ward	Ardsley and Robin Hood
Easting:	428722	Area Ha:	1.622635	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2648.16	Distance to bus stop (metres)	162.38
Nearest Railway Station	Morley	Bus Stop ID	2610
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	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:	94.26	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1143C

Site Name: Land off Old Thorpe Lane, Tingley WF3

Planning History

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Well contained site with strong links to settlement.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1143C

Site Name: Land off Old Thorpe Lane, Tingley WF3

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

Various access points available off Bradford Rd

Rank (1-5)

4

Local network comment

Potential impacts at nearby motorway junctions

Rank (1-5)

3

Mitigation measure

Potential for impact on Strategic Road Network

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1143C

Site Name: Land off Old Thorpe Lane, Tingley WF3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site C is an existing playing pitch and designated as N1 greenspace in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G10. The site also has no road frontage so would need to be developed with 1143B.

Site Capacity (dwellings units): 43 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1143D

Site Name: Land off Old Thorpe Lane, Tingley WF3

Site Details

Northing:	426223	Area sq m:	296196.23	Ward	Ardsley and Robin Hood
Easting:	429430	Area Ha:	29.619623	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3102.76	Distance to bus stop (metres)	355.91
Nearest Railway Station	Morley	Bus Stop ID	4865
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.01		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1143D

Site Name: Land off Old Thorpe Lane, Tingley WF3

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/199/81/	Outline application to layout access roads and erect residential development, to agricultural site. (site area	31/03/1981	06/07/1981	R	32.98

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Well contained site with strong links to the settlement.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1143D

Site Name: Land off Old Thorpe Lane, Tingley WF3

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Just outside accessibility criteria

Rank (1-5)

3

Access Comments

Various access points available off Bradford Rd and Thorpe Lane

Rank (1-5)

4

Local network comment

Potential impacts at nearby motorway junctions

Rank (1-5)

3

Mitigation measure

Potential for impact on Strategic Road Network

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1143D

Site Name: Land off Old Thorpe Lane, Tingley WF3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site D is well related to the existing settlement and has a road frontage along the southern and western boundaries. The site is well contained as the motorway abuts the site from the north, consequently there is no opportunity for further sprawl into the Green Belt.

Site Capacity (dwellings units): 412 **Floorspace sq m (Non residential):** 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1143E

Site Name: Land off Old Thorpe Lane, Tingley WF3

Site Details

Northing:	426110	Area sq m:	50655.49	Ward	Ardsley and Robin Hood
Easting:	429518	Area Ha:	5.065549	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield and brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3241.36	Distance to bus stop (metres)	274.85
Nearest Railway Station	Morley	Bus Stop ID	4865
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.94	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	19.52		

Natural Resources and waste DPD (if applicable)

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/327/89/	Laying out of car park and 3 p laying pitches to vacant site. (this item	22/06/1989	05/11/1991	W	75.86
06/06080/FU	Amendment to previous approval 23/295/04/FU for erection of detached clubhouse	10/10/2006	20/02/2007	A	85.82
0-23/48/05/MOD	Laying out of sports pitches and detached clubhouse	15/09/2005	17/10/2005	M01	98.86
10/03657/COND	Consent, agreement or approval required by condition 12, 13, 14 and 15 of Planning Application 23/295/04/FU	04/08/2010	05/04/2011	A	98.86
07/03976/FU	Addition of glazed doors and roller shutter to club house	21/06/2007	10/08/2007	A	85.82
23/295/04/FU	Laying out of sports pitches and detached clubhouse	28/04/2004	19/01/2005	A	98.86
0-23/4/06/MOD	Laying out of sports pitches and detached clubhouse NON MATERIAL AMENDMENT: Amendments as drawing 100 Rev G and accompanying letter	16/01/2006	03/02/2006	M01	98.86

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Strong links to settlement, fairly well contained by motorway to north.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1143E

Site Name: Land off Old Thorpe Lane, Tingley WF3

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Just outside accessibility criteria

Rank (1-5)

3

Access Comments

Requires access through other parts of site 1143

Rank (1-5)

3

Local network comment

Potential impacts at nearby motorway junctions

Rank (1-5)

3

Mitigation measure

Potential for impact on Strategic Road Network

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1143E

Site Name: Land off Old Thorpe Lane, Tingley WF3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site E is currently in use as a football ground and part of the playing field is protected being designated as N6 protected playing pitch in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G11.

Site Capacity (dwellings units): 114 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1143F

Site Name: Land off Old Thorpe Lane, Tingley WF3

Site Details

Northing:	426262	Area sq m:	112724.04	Ward	Ardsley and Robin Hood
Easting:	429762	Area Ha:	11.272404	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3351.12	Distance to bus stop (metres)	225.24
Nearest Railway Station	Morley	Bus Stop ID	8484
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1143F

Site Name: Land off Old Thorpe Lane, Tingley WF3

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/199/81/	Outline application to layout access roads and erect residential development, to agricultural site. (site area	31/03/1981	06/07/1981	R	86.47
23/22/94/FU	Detached stable block tack room and barn	19/01/1994	14/06/1994	R	11.39

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Well contained site with good links to settlement.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1143F

Site Name: Land off Old Thorpe Lane, Tingley WF3

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Just outside accessibility criteria

Rank (1-5)

3

Access Comments

Potential access to Common Lane (limited to site 200 if no link through to site 1143)

Rank (1-5)

4

Local network comment

Potential impacts at nearby motorway junctions

Rank (1-5)

3

Mitigation measure

Potential for impact on Strategic Road Network

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1143F

Site Name: Land off Old Thorpe Lane, Tingley WF3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site F is the most eastern part of the site and like the others is well contained by development to the south and the motorway, these boundaries reduce the potential for unrestricted sprawl. The site itself is well connected to the settlement but only has a small road frontage with the majority of the site set behind exiting properties.

Site Capacity (dwellings units): 253 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1166

Site Name: Land at Horsfall Street, Churwell, morley LS27

Site Details

Northing:	428769	Area sq m:	10385.44	Ward	Morley North
Easting:	425660	Area Ha:	1.038544	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Poorly defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1463.34	Distance to bus stop (metres)	142.20
Nearest Railway Station	Morley	Bus Stop ID	10523
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1166

Site Name: Land at Horsfall Street, Churwell, morley LS27

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
13/00336/FU	Detached dwelling	22/01/2013	10/04/2013	W	99.99

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1166

Site Name: Land at Horsfall Street, Churwell, morley LS27

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: No

Achievability: Unknown

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

No highway frontage

Rank (1-5)

1

Local network comment

Spare capacity but cumulative issues

Rank (1-5)

3

Mitigation measure

No highway frontage so no measures are suitable

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

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

Site Ref: 1166

Site Name: Land at Horsfall Street, Churwell, morley LS27

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Triangular piece of land behind existing residential properties. No suitable access into site. Adjacent existing school. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites (ie as to whether the site could be needed for expansion).

Site Capacity (dwellings units): 38 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1171A

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

Site Details

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

Site Characteristics

Land Use

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

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2220.49	Distance to bus stop (metres)	175.44
Nearest Railway Station	Cottingley	Bus Stop ID	1149
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Mainly greenfield site, dwellings in the eastern section. Set between New Farnley and main urban area.

UDP Designation

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

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1171A

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

Planning History

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

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

Site Ref: 1171A

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Coalescence/merging settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

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

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1171A

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

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

4

Access Comments

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

Rank (1-5)

5

Local network comment

Congestion on Outer Ring Road and M621

Rank (1-5)

3

Mitigation measure

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

Total score

12

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

No objection subject to mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1171A

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

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Site Ref: 1171A

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

4

Access Comments

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

Rank (1-5)

5

Local network comment

possible impact on Outer Ring Road and M621

Rank (1-5)

3

Mitigation measure

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

Total score

12

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

No objection subject to mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

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

Site Ref: 1171A

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

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

165

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 1171B

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

Site Details

Northing:	431377	Area sq m:	106610.69	Ward	Farnley and Wortley
Easting:	425955	Area Ha:	10.661069	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1936.41	Distance to bus stop (metres)	181.22
Nearest Railway Station	Cottingley	Bus Stop ID	1499
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	93.50	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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Site Ref: 1171B

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
24/338/94/FU	Use of field for car boot sales	08/12/1994	07/02/1995	R	88.20
H24/597/78/	3, 9.14m (30ft) floodlighting masts, to football field .	22/08/1978	27/11/1978	A	99.72

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

Site Ref: 1171B

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Relates well to main urban area. Potential for sprawl as no defensible boundary to south.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1171B

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

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

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

Rank (1-5)

4

Access Comments

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

Rank (1-5)

5

Local network comment

Congestion on Outer Ring Road and M621

Rank (1-5)

3

Mitigation measure

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

Total score

12

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

No objection subject to mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1171B

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

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. Relates well to main urban area. Existing development on three sites of site. Sites 2078, 3056 4029 and 1171B could be linked dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Site Capacity (dwellings units): 279 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1200A

Site Name: Land of Highfield Drive/Harthill Lane, Gildersome, LS27

Site Details

Northing:	429344	Area sq m:	34154.60	Ward	Morley North
Easting:	424936	Area Ha:	3.41546	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2376.65	Distance to bus stop (metres)	249.61
Nearest Railway Station	Morley	Bus Stop ID	13226
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.99	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	9.56		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1200A

Site Name: Land of Highfield Drive/Harthill Lane,
Gildersome, LS27

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/1024/79/	Outline application to lay out access and erect 2 detached houses, to vacant site. (site area 0.4ha)	10/12/1979	10/03/1980	R	11.40
H23/525/80/	Outline application to lay out access and erect 21 detached dwelling houses, to vacant site. (site area 1.22ha).	07/08/1980	06/10/1980	R	31.13

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

Site Ref: 1200A

Site Name: Land of Highfield Drive/Harthill Lane, Gildersome, LS27

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Green Belt site. Development would partially round off the existing settlement. Part of the site includes a designated proposed area of greenspace (N5) on the existing UDP. See also greenspace section, page 37, question G12.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1200A

Site Name: Land of Highfield Drive/Harthill Lane, Gildersome, LS27

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards except secondary school

Rank (1-5)

4

Access Comments

Potential access off Highfield Garden for up to 50 dwellings

Rank (1-5)

4

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

50 dwelling max

Total score

12

Support?

yes

Need to combine with other sites:

access not suitable for adjacent sites

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to ensure impacts on adjacent habitats are addressed. Adjacent area of semi-improved grassland and valuable hedgerows - the botanical value of the semi-improved grassland should have further survey to confirm this.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

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

Site Ref: 1200A

Site Name: Land of Highfield Drive/Harthill Lane, Gildersome, LS27

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development would partially round off the existing settlement. Part of the site includes a designated proposed area of greenspace (N5) on the existing UDP. See also greenspace section, page 37, question G12.

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

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

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

Site Ref: 1200B

Site Name: Land of Highfield Drive/Harthill Lane, Gildersome, LS27

Site Details

Northing:	429434	Area sq m:	14848.75	Ward	Morley North
Easting:	424993	Area Ha:	1.484875	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	2377.46	Distance to bus stop (metres)	352.91
Nearest Railway Station	Morley	Bus Stop ID	13226
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1200B

Site Name: Land of Highfield Drive/Harthill Lane,
Gildersome, LS27

Planning History

Site Ref: 1200B

Site Name: Land of Highfield Drive/Harthill Lane,
Gildersome, LS27

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

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:

Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1200B

Site Name: Land of Highfield Drive/Harthill Lane, Gildersome, LS27

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards except secondary school

Rank (1-5)

4

Access Comments

No highway frontage or suitable access

Rank (1-5)

1

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

50 dwelling max

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-based designations but contains an area of semi-improved grassland and valuable hedgerows - the botanical value of the semi-improved grassland should have further survey to confirm this.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

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

Site Ref: 1200B

Site Name: Land of Highfield Drive/Harthill Lane, Gildersome, LS27

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.

Site Capacity (dwellings units): 39 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

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

Site Ref: 1207

Site Name: Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw, LS11

Site Details

Northing:	429898	Area sq m:	115003.95	Ward	Morley North
Easting:	427933	Area Ha:	11.500395	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2: Industry and business - Wholesale distribution
 Existing Use 3:
 Neighbouring Use 1: Office
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 3: Industry and business - Manufacturing & Wholesale
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	575.23	Distance to bus stop (metres)	189.73
Nearest Railway Station	Cottingley	Bus Stop ID	11021
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

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:	0.4	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1207

Site Name: Millshaw Park Industrial Estate, Millshaw
Park Lane, Millshaw, LS11

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/18/77/	Outline application to layout access road and erect 2 warehouse units and squash courts and changing rooms built	12/01/1977	26/07/1978	A	18.22
23/367/94/FU	Dust extraction machinery and silo to factory	18/10/1994	06/12/1994	A	12.78
H23/18/82/	Laying out of access road and footpath and erection of 4 detached light industrial and warehouse units, each with 2 stores	03/02/1982	04/02/1982	A	21.10
H23/734/80/	Outline application to layout access road with round about and erection of light industrial development with ancillary	23/12/1980	10/07/1981	A	21.00
H21/18/77/	Detached, precast concrete garage, to public house premises.	14/01/1977	14/03/1977	A	18.79
H23/247/81/	Laying out of access roads and erection of 2 storey light industrial unit, with bridge link, offices, workshops	19/05/1981	10/07/1981	A	20.97
H21/121/78/	Two non-illuminated individual letter wall signs, size of each 20m (65ft.8ins) x 1.2m (4ft), height above ground	13/03/1978	10/04/1978	A	10.13
11/04940/FU	Change of use of warehouse (Class B8 Storage and distribution) to Indoor football (Class D2 Assembly and Leisure)	23/11/2011	30/04/2012	A	10.15
H21/347/79/	Use of part of distribution warehouse service area as pallet store, with landscaping.	04/07/1979	17/09/1979	A	10.13

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

Site Ref: 1207

Site Name: Millshaw Park Industrial Estate, Millshaw
Park Lane, Millshaw, LS11

11/04941/ADV	4 non-illuminated wall mounted banner signs and 2 non-illuminated free standing signs.	23/11/2011	10/05/2012	A	10.15
H23/340/81/	4 non illuminated wall mounted banner signs and 2 non illuminated free standing signs Laying out of access road and footpath and erection of 4, detached light industrial and warehouse units, each with 2 stores	18/08/1981	05/10/1981	A	25.15
23/16/95/FU	Alterations to lpg store to form petroleum store addition of roof vents and extension to form covered link and ramp	16/01/1995	07/04/1995	A	12.88
H23/30/84/	Determination under section 53 of the town and country planning act 1971, for the use of distribution warehouse	31/01/1984	22/06/1984	R	10.25
H21/478/74/	Laying out and landscaping to industrial and warehousing development. (outline application nos. mo 4504 and	23/12/1974	10/03/1975	A	56.24
H21/208/77/	Two storey distribution warehouse, with covered loading bay, and ancillary offices, conference room, first aid	03/05/1977	27/06/1977	A	11.01
H23/738/75/	Single storey warehouse unit, including 2 storey officeblock, comprising 7 offices, machine room, canteen, toilets, etc	24/09/1975	13/10/1975	A	10.19
H21/164/79/	Laying out of access roads, and associated culverting and drainage works and erection of detached block of 10 warehouse	18/04/1979	22/05/1979	A	19.42
H23/250/87/	Alterations, to form additional offices and extensions, to form reception, entrance canopy, and conveyor link between buildings	12/08/1987	07/09/1987	A	15.54

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

Site Ref: 1207

**Site Name: Millshaw Park Industrial Estate, Millshaw
Park Lane, Millshaw, LS11**

23/395/94/FU	Single storey extension and new fire escape and 2.1m high boundary fence to factory	16/11/1994	06/02/1995	A	18.21
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1207

Site Name: Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw, LS11

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1207

Site Name: Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw, LS11

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets all Core Strategy standards except 15% secondary school

Rank (1-5)

4

Access Comments

Existing access points are adequate for use

Rank (1-5)

5

Local network comment

Busy local network but site is in existing use

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

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

Network Rail :

Footbridge to replace nearby LC; General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

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

Site Ref: 1207

Site Name: Millshaw Park Industrial Estate, Millshaw
Park Lane, Millshaw, LS11

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

The site is within an employment area and it is considered that the site should be retained for future employment use.

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

Site Ref: 1207

**Site Name: Millshaw Park Industrial Estate, Millshaw
Park Lane, Millshaw, LS11**

Site Capacity (dwellings units):

334

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Green

Site Ref: 1208

Site Name: White Rose Shopping Centre, Dewsbury Road, LS11

Site Details

Northing:	429124	Area sq m:	326274.71	Ward	Morley North
Easting:	428188	Area Ha:	32.627471	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Retail - Shops
 Existing Use 2: Retail - Restaurants and Cafes
 Existing Use 3:
 Neighbouring Use 1: Office
 Neighbouring Use 2: Agriculture
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1241.64	Distance to bus stop (metres)	292.74
Nearest Railway Station	Cottingley	Bus Stop ID	11121
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	3.85	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
23/466/96/SI	Various illuminated and non illuminated signs to shopping complex	03/12/1996	14/02/1997	A	14.94
23/418/93/RE	Renewal of outline permission to erect shopping complex with cinema, garden centre and hotel with car parking	03/12/1993	16/09/1994	W	44.62
23/388/94/FU	Removal of condition no 12 of application no 87/23/00059/01 (highways improvements)	11/11/1994	22/12/1994	A	93.34
H23/60/87/	Outline application to layout accesses and erect shopping complex with 10 screen cinema, garden centre and detach	27/02/1987	26/11/1990	W	93.34
23/294/94/FU	Works adjacent to millshaw beck and landscaping to shopping complex	02/09/1994	02/12/1994	A	93.34
H23/177/90/	Laying out of access and siting of retail centre, with multi screen cinema, petrol station and garden centre with car p	18/04/1990	06/11/1990	A	93.34
23/295/94/RM	Amendment to previous approval for shopping complex and food court with car parking, access and landscaping	02/09/1994	02/12/1994	A	93.34
H23/10/74/	Two precast concrete show gara ges to nursery.	05/04/1974	24/06/1974	A	14.83
23/465/96/FU	23 traffic control barriers to shopping centre car park	05/12/1996	22/01/1997	A	14.94
06/04798/FU	Single storey rear extension to shop unit	07/08/2006	09/10/2006	A	93.31
07/06600/ADV	4 internally illuminated free standing signs; 4 internally illuminated individual letter signs and 4 internally illuminated logo signs to shopping centre	22/10/2007	03/12/2007	A	15.62
H23/59/87/1	Renewal of outline application to layout accesses and erect shopping complex with 10 scre en cinema, garden centre and	01/08/1991	03/09/1991	A	93.34
H23/59/87/	Outline application to layout accesses and erect shopping complex with 10 screen cinema, garden centre and detach	27/02/1987	30/01/1989	AP	93.34
23/126/94/RM	Shopping complex and food court with car parking, access and landscaping	27/04/1994	18/07/1994	A	93.34
23/296/94/RM	Amendment to alignment of site perimeter road and additional car parking to shopping complex	02/09/1994	02/12/1994	A	93.34
0-23/35/97/MOD	New build shopping centre	28/10/1997	10/11/1997	M09	93.34
H23/174/81/	Outline application to erect industrial and warehouse development, to vacant site. (site area 14.32ha)	31/03/1981	12/01/1982	A	42.25
23/297/94/RM	Amendment to access to service area, car parking and landscaping to shopping complex	02/09/1994	02/12/1994	A	93.34

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

Site Ref: 1208

Site Name: White Rose Shopping Centre, Dewsbury Road, LS11

ENQ/09/01727	Mezzanine floor for storage purposes	25/09/2009	05/10/2009	PD	14.69
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1208

Site Name: White Rose Shopping Centre, Dewsbury Road, LS11

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1208

Site Name: White Rose Shopping Centre, Dewsbury Road, LS11

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

100% of the site has access to 4 buses per hour, 15% of the site meets core strategy standards for primary education, 15% for health and 100% secondary education

Rank (1-5)

4

Access Comments

Existing access arrangements for the White Rose would be suitable for housing development

Rank (1-5)

5

Local network comment

Housing would be less intensive than the White Rose Centre

Rank (1-5)

5

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

obvious links to adjacent sites

Suitability for partial development:

Highways Agency

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

Network Rail :

Footbridge to replace nearby LC; General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

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

Site Ref: 1208

Site Name: White Rose Shopping Centre, Dewsbury Road, LS11

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Gypsy Traveller Site Assessment

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

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

Site Ref: 1208

Site Name: White Rose Shopping Centre, Dewsbury Road, LS11

Gypsy Traveller Site Assessment

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

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

In current retail use (White Rose Centre)

Site Capacity (dwellings units):

175

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Green

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

Site Ref: 1209

Site Name: Cotton Mill (Site A) and Grove Farm (SiteB)
Dewsbury Road LS11

Site Details

Northing:	428395	Area sq m:	333182.18	Ward	Morley North
Easting:	428222	Area Ha:	33.318218	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Industry and business - Storage
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Retail - Shops
 Neighbouring Use 3: Transport - Transport tracks & ways
 Other uses:
 Site State: Greenfield and brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1289.64	Distance to bus stop (metres)	282.19
Nearest Railway Station	Morley	Bus Stop ID	4304
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.94	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1209

Site Name: Cotton Mill (Site A) and Grove Farm (SiteB)
Dewsbury Road LS11

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
23/128/96/MIN	Variation of conditions nos 2 and 18 of application no 23/296/93/fu (extension of coal extraction area)	15/04/1996	04/09/1996	A	64.97
H23/454/81/	Tipping of industrial refuse and demolition materials, to existing tip. (site area 1.49ha) . (county matter)	18/12/1981	23/02/1982	A	11.31
H23/614/79/	Change of use, involving alterations and extension, of disused barn to 1 bedroom flat.	31/07/1979	08/10/1979	R	50.48
H23/214/81/	Outline application to erect residential development to vacant site. (site area 23.07ha) .	31/03/1981	15/06/1981	R	52.34
H23/215/81/	Outline application to erect residential development to vacant site. (site area 17ha).	31/03/1981	15/06/1981	R	52.35
23/296/93/FU	Extraction of coal by opencast mining	16/08/1993	25/08/1995	A	65.23
H23/102/77/	Tipping of industrial refuse and demolition materials, to form enlarged tip. (site area 1.8ha (4.4 acres)).	18/02/1977	18/07/1977	A	15.23
H23/326/81/	Laying out of access and tipping of controlled waste, with compound containing detached garage and fuel store, off	04/08/1981	15/09/1981	A	24.97

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

Site Ref: 1209

Site Name: Cotton Mill (Site A) and Grove Farm (SiteB)
Dewsbury Road LS11

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Not connected to urban area, would result in an isolated development. Contained to the east by the motorway but would reduce the green belt gap between Morley and Middleton.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1209

Site Name: Cotton Mill (Site A) and Grove Farm (SiteB)
Dewsbury Road LS11

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

90% of the site has access to 4 buses per hour, 50% of the site lies within the accessibility standards for primary education and 20% for secondary education. None of the site lies within the accessibility standards for health or local services.

Rank (1-5)

4

Access Comments

Access onto junction with Dewsbury Rd is not supported - potential for left in left out and linking through from sites 1275 and 1320

Rank (1-5)

3

Local network comment

Large site is likely to require some off-site mitigation works

Rank (1-5)

4

Mitigation measure

Needs to link with site 1275 for access and provide crossing facilities on Dewsbury Rd

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

must link with 1275

Suitability for partial development:

Highways Agency

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

Network Rail :

Footbridge to replace nearby LC; General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

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

Site Ref: 1209

Site Name: Cotton Mill (Site A) and Grove Farm (SiteB)
Dewsbury Road LS11

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is isolated from the existing built area, and would only be viable with a large scale extension to the east of Morley. Development here would significantly reduce the Green Belt gap between Morley and Middleton.

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

Site Ref: 1209

**Site Name: Cotton Mill (Site A) and Grove Farm (SiteB)
Dewsbury Road LS11**

Site Capacity (dwellings units):

862

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 1220A

Site Name: Land to the east of Churwell LS27 (rename Land to East of Highfield Drive, Gildersome)

Site Details

Northing:	429552	Area sq m:	107421.45	Ward:	Morley North
Easting:	427546	Area Ha:	10.742145	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	543.38	Distance to bus stop (metres)	195.14
Nearest Railway Station	Cottingley	Bus Stop ID	367
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	98.45	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:	5.34	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	8.23		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1220A

Site Name: Land to the east of Churwell LS27 (rename
Land to East of Highfield Drive, Gildersome)

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/231/83/	Tipping of demolition and excavated material to adjacent existing tip (site area 0.29ha) (county ma	01/08/1983	04/10/1983	A	21.15
H23/511/88/	Outline application to layout access road and erect residential development to vacant land. (site area	17/11/1988	06/02/1989	R	12.75
23/597/04/FU	1.8m high boundary fence to paddock	28/09/2004	07/12/2004	A	10.32

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

Site Ref: 1220A

Site Name: Land to the east of Churwell LS27 (rename Land to East of Highfield Drive, Gildersome)

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Development would round off settlement. No defined boundary to south which could result in further sprawl.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1220A

Site Name: Land to the east of Churwell LS27 (rename Land to East of Highfield Drive, Gildersome)

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

100% Public Transport, primary, 50% health, 0% secondary, local services available

Rank (1-5)

4

Access Comments

Access onto Elland Road is difficult with no footways and constrained either side of frontage

Rank (1-5)

2

Local network comment

Potential cumulative impact on Churwell Hill

Rank (1-5)

3

Mitigation measure

Cannot link site to footway network on Elland Rd

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1220A

Site Name: Land to the east of Churwell LS27 (rename Land to East of Highfield Drive, Gildersome)

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site has been split into A and B. Site A has a road frontage, bounded by the railway to the east and residential development to the west. Development would effectively 'round off' development on Churwell Hill. Retention of the current allotment use on northern corner of the site would need to be considered in any detailed design. Highways concerns re access.

Site Capacity (dwellings units): 281 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1220B

Site Name: Land to south of Wood View, Churwell, LS27
7SA

Site Details

Northing:	429256	Area sq m:	179752.33	Ward	Morley North
Easting:	427736	Area Ha:	17.975233	HMCA:	Outer South West

Site Characteristics

Land Use

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

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	887.26	Distance to bus stop (metres)	405.97
Nearest Railway Station	Cottingley	Bus Stop ID	11121
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1220B

Site Name: Land to south of Wood View, Churwell, LS27
7SA

Planning History

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

Site Ref: 1220B

Site Name: Land to south of Wood View, Churwell, LS27
7SA

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Isolated from urban area. Relates poorly to settlement and would set precedent for further sprawl.

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1220B

Site Name: Land to south of Wood View, Churwell, LS27 7SA

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

60% of the site area falls within the Core Strategy standards for public transport, 70% to primary education, 60% to local services but 0% to health and secondary education.

Rank (1-5)

3

Access Comments

Access is via site1220A

Rank (1-5)

1

Local network comment

Potential cumulative impact on Churwell Hill

Rank (1-5)

3

Mitigation measure

Cannot link site to footway network on Elland Rd

Total score

7

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1220B

Site Name: Land to south of Wood View, Churwell, LS27 7SA

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site has been split into A and B. Development of site B would reduce the gap between Morley/Churwell and the White Rose Centre and set a precedent for further Green Belt sprawl.

Site Capacity (dwellings units): 471 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

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

Site Ref: 1229

Site Name: Land at Churwell, Leeds, North of Ibbetson Oval and adjacent to M621

Site Details

Northing:	429496	Area sq m:	23301.64	Ward	Morley North
Easting:	426506	Area Ha:	2.330164	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Residential - Dwellings
Neighbouring Use 2:	Recreation & Leisure - Outdoor amenity & open space
Neighbouring Use 3:	Transport - Transport tracks & ways
Other uses:	Vacant land
Site State:	Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1049.57	Distance to bus stop (metres)	473.24
Nearest Railway Station	Cottingley	Bus Stop ID	7744
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

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

Site Ref: 1229

Site Name: Land at Churwell, Leeds, North of Ibbetson
Oval and adjacent to M621

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/141/86/	Outline application to erect residential development to vacant agricultural land. (site area 9.31 ha)	07/05/1986	16/03/1989	AP	89.27

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

Site Ref: 1229

Site Name: Land at Churwell, Leeds, North of Ibbetson Oval and adjacent to M621

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1229

Site Name: Land at Churwell, Leeds, North of Ibbetson Oval and adjacent to M621

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Just outside accessibility zone of 4 buses per hour and does not meet secondary education standard

Rank (1-5)

3

Access Comments

Only access is through heavily wooded area off Ibbetson Oval which acts as leisure route and is outside land boundary

Rank (1-5)

2

Local network comment

Potential cumulative impact on Churwell Hill

Rank (1-5)

3

Mitigation measure

may require mitigation on Churwell Hill

Total score

8

Support?

no

Need to combine with other sites:

potential to combine with 2125 & 1099 but overall numbers would need to be limited

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1229

Site Name: Land at Churwell, Leeds, North of Ibbetson Oval and adjacent to M621

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Whilst not within the Green Belt, the site is set behind existing residential development and is adjacent to an area of woodland and recreation maintained by Parks and Countryside. No direct access.

Site Capacity (dwellings units):

61

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1258

Site Name: Land to rear of Westerton Road, tingley, WF3

Site Details

Northing:	425440	Area sq m:	16049.92	Ward	Ardsley and Robin Hood
Easting:	429184	Area Ha:	1.604992	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3469.04	Distance to bus stop (metres)	93.53
Nearest Railway Station	Morley	Bus Stop ID	2976
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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Site Ref: 1258

Site Name: Land to rear of Westerton Road, tingley, WF3

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Strong links to existing settlement. Trees to south provide natural boundary which reduces potential for further sprawl.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1258

Site Name: Land to rear of Westerton Road, tingley, WF3

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 3 buses per hour and falls within the accessibility standards for primary education and health, but not secondary education.

Rank (1-5)

4

Access Comments

Access achievable onto Westerton Road

Rank (1-5)

5

Local network comment

Small development unlikely to impact on local network

Rank (1-5)

5

Mitigation measure

New footway along site frontage

Total score

14

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function along the boundaries to link up with adjacent woodland and Ardley Reservoir Local Nature Area.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1258

Site Name: Land to rear of Westerton Road, tingley, WF3

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site has a long road frontage and strong defensible boundary to south, so relates well to the existing settlement and development would not set a precedent for further sprawl.

Site Capacity (dwellings units):

34

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1260

Site Name: Land to north and south of Batley Road, Tingley, Wakefield, WF3 1HA

Site Details

Northing:	423923	Area sq m:	569829.15	Ward	Ardsley and Robin Hood
Easting:	428440	Area Ha:	56.982915	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Forestry - Unmanaged Forest
 Existing Use 3: Residential - Dwellings
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Agriculture
 Neighbouring Use 3:
 Other uses: Energy production and distribution (pylons) on site
 Site State: Mainly greenfield, part brownfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4435.96	Distance to bus stop (metres)	133.49
Nearest Railway Station	Morley	Bus Stop ID	6624
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.99	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1260

Site Name: Land to north and south of Batley Road,
Tingley, Wakefield, WF3 1HA

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
23/94/93/FU	Change of use of agricultural site to landscaping contractor erection of tractor shed and alterations to farm buildings	22/10/1992	07/09/1993	A	96.53
H23/70/92/	Extraction of coal to agricultural site.	25/02/1992	20/07/1992	A	18.99
H23/227/91/	Extraction of coal and clay and tipping of waste material to constructed void space to agricultural site.	13/06/1991	14/01/1992	R	20.75

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1260

Site Name: Land to north and south of Batley Road, Tingley, Wakefield, WF3 1HA

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

Greenbelt Assessment Conclusion:

The site is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Highway concerns re access

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1260

Site Name: Land to north and south of Batley Road, Tingley, Wakefield, WF3 1HA

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

50% of the site accessed by 2 buses per hour. 100% of the site area within the accessibility zone to primary education, does not meet other standards

Rank (1-5)

2

Access Comments

Access achievable onto Batley Road via developer funded signals (to incorporate Haigh Moor Road), plus priority junction further east with widening into site

Rank (1-5)

4

Local network comment

Development on this scale is likely to cause some local congestion issues

Rank (1-5)

3

Mitigation measure

improved bus services, new footway along frontage, signallised access,

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

smaller development would make accessibility improvements more difficult

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Part of Haigh Hill Spring Wood Local Nature Area (LNA) is within the site, and although recently converted to arable it represents an ancient woodland site and should be allowed to become re-wooded.

Boundary Amendment

Supported with mitigation if red hatched areas are excluded and supported with mitigation if red hatched areas are excluded and the boundary is amended as per drawing RM/1260. Mitigation will still be required to ensure habitat connectivity is achieved within the site by protecting and enhancing hedgerows, to protect and enhance Haigh Hall Spring Wood LNA, to protect the two wooded beck corridors along the south west and east by providing a minimum 20 metre buffer to all. Water Vole to consider.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1260

Site Name: Land to north and south of Batley Road,
Tingley, Wakefield, WF3 1HA

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Highway concerns re accessibility.

Site Capacity (dwellings units):

1282

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1266

Site Name: Land at Wakefield Road Drighlington

Site Details

Northing:	428245	Area sq m:	54951.89	Ward	Morley North
Easting:	423392	Area Ha:	5.495189	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Industry and business - Storage
 Neighbouring Use 3: Retail - Restaurants and Cafes
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3575.30	Distance to bus stop (metres)	129.19
Nearest Railway Station	Morley	Bus Stop ID	3755
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/604/79/	Tipping of waste materials, to existing tip, disused railway and agricultural site. (site area 9.4ha).	26/07/1979	17/03/1980	A	99.67
H23/235/75/	Extension of existing permission to erect office block (previous application no mo 3566/b, expires 7th July 1975).	08/04/1975	07/07/1975	A	49.76
H23/515/89/	Outline application to lay out access and erect 2 industrial and warehouse units with offices and with car park	17/10/1989	18/12/1989	R	90.40
H23/497/77/	Regrading and levelling, of quarry (site area 5.6ha (13.9 acres)).	19/07/1977	31/10/1977	A	95.48
H23/99/86/1	Extension of temporary permission for the tipping of waste materials to existing tip, disused railway and agricultural	01/05/1987	26/04/1988	A	99.72
H23/2/79/	Tipping of waste materials to tip.	02/01/1979	07/07/1980	W	95.32
H23/99/86/	Amendment to previous application involving continuation of use, from 01.04.86, for tipping of waste material	29/04/1986	30/06/1986	A	99.92
H23/769/79/	Retention of existing office block to quarry.	21/09/1979	29/10/1979	A	95.69

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Development would lead to the merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1266

Site Name: Land at Wakefield Road Drighlington

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 3 buses per hour, 60% of the site has access to primary education and 50% of the site has access to health and secondary education

Rank (1-5)

3

Access Comments

Access achievable from Wakefield Road

Rank (1-5)

5

Local network comment

Small scale development with limited impact on local network - potential for cumulative impact on strategic road network

Rank (1-5)

4

Mitigation measure

full footway on Wakefield Road frontage

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1266

Site Name: Land at Wakefield Road Drighlington

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development would lead to the merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.

Site Capacity (dwellings units):

146

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1274

Site Name: Land north of East Ardsley, WF3

Site Details

Northing:	425814	Area sq m:	145299.29	Ward	Ardsley and Robin Hood
Easting:	430014	Area Ha:	14.529929	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Retail - Shops
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Agriculture
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield and brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3814.97	Distance to bus stop (metres)	305.97
Nearest Railway Station	Morley	Bus Stop ID	8484
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	90.07	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
23/291/98/FU	Change of use of mill to storage and distribution	25/08/1998	21/10/1998	W	11.74
23/426/01/LI	Listed building application for boundary fence to front of mill	25/10/2001	22/01/2002	A	14.77
23/70/02/FU	5m high cctv and lighting pole to side of mill	20/02/2002	16/04/2002	A	14.77
H23/611/76/	Alterations and extension, to form compressor room, to mi ll.	27/07/1976	27/09/1976	A	11.22
H23/52/77/	Detached pre-fabricated office unit, to works.	31/01/1977	28/02/1977	A	11.22
23/425/01/FU	2.85m high fence to front and 2.4m high fence to rear and side and 5m high cctv pole to front of mill	25/10/2001	22/01/2002	R	14.77

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Potential for limited further sprawl but beyond this is contained by road. Provides access to countryside.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1274

Site Name: Land north of East Ardsley, WF3

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 2-3 buses per hour (better to west of site). 60% of the site lies within the accessibility zone for primary education and health, but not secondary education

Rank (1-5)

3

Access Comments

Located adjacent to busy signalised junction and access to large site not ideal - best coming through site 1032 and or 2155

Rank (1-5)

3

Local network comment

Located adjacent to busy signalised junction and access to large site not ideal - best coming through site 1032

Rank (1-5)

3

Mitigation measure

Too close to junction

Total score

9

Support?

no

Need to combine with other sites:

combine with 1032 and or 2155 for better access

Suitability for partial development:

western part of site better for accessibility

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Unknown Impact - further botanical surveys required to confirm value.

Boundary Amendment

Site assessment needed.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1274

Site Name: Land north of East Ardsley, WF3

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development of the site in conjunction with adjacent site 2155 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision - requires adjacent sites for acceptable access.

Site Capacity (dwellings units):

326

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1275A

Site Name: Land north of Wide Lane, Morley

Site Details

Northing:	427910	Area sq m:	34533.98	Ward	Morley South
Easting:	428202	Area Ha:	3.453398	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1252.59	Distance to bus stop (metres)	140.65
Nearest Railway Station	Morley	Bus Stop ID	7212
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1275A

Site Name: Land north of Wide Lane, Morley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/216/81/	Outline application to erect residential development to vacant site. (site area 6.07ha).	31/03/1981	15/06/1981	R	98.93
H23/440/75/	Outline application to erect one detached farm bungalow to grazing land site. (site area 1.64ha (4.05 acres)).	25/06/1975	01/09/1975	R	26.00
H23/214/81/	Outline application to erect residential development to vacant site. (site area 23.07ha).	31/03/1981	15/06/1981	R	99.60

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Strong links to urban area. Fairly well contained, could only sprawl into site 1275B. Could partially round off settlement with neighbouring site 1279 to south.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1275A

Site Name: Land north of Wide Lane, Morley

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

All of the site has access to 4 buses per hour and lies within the accessibility zone for primary education and 50% of the site to secondary education but not to health. Access to local services

Rank (1-5)

4

Access Comments

Access from Wide Lane would require widening into site and the loss of all trees on boundary

Rank (1-5)

4

Local network comment

Site may require some off-site mitigation works

Rank (1-5)

4

Mitigation measure

Could provide access to adjacent sites

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

would be required to access adjacent sites. Access solution requires consideration of 3069 & 1279

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1275A

Site Name: Land north of Wide Lane, Morley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site extends to the east of Morley and has been split into two sections. Site A adjoins the urban area and whilst extending beyond the existing settlement, would still allow a green buffer to remain along Dewsbury Road corridor, maintaining a Green Belt gap between Morley and Middleton. If developed with site 1279 it could round off the settlement.

Site Capacity (dwellings units): 90 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1275B

Site Name: Land north of Wide Lane, Morley

Site Details

Northing:	427935	Area sq m:	63517.70	Ward	Morley South
Easting:	428407	Area Ha:	6.35177	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Residential - Dwellings
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Other
Neighbouring Use 3:	Transport - Transport tracks & ways
Other uses:	Public House
Site State:	Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1452.32	Distance to bus stop (metres)	178.60
Nearest Railway Station	Morley	Bus Stop ID	516
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1275B

Site Name: Land north of Wide Lane, Morley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/549/80/	Alterations and extension, to form lounge, to rear of farm house.	20/08/1980	10/09/1980	A	26.82
H23/216/81/	Outline application to erect residential development to vacant site. (site area 6.07ha).	31/03/1981	15/06/1981	R	31.00
H23/440/75/	Outline application to erect one detached farm bungalow to grazing land site. (site area 1.64ha (4.05 acres)).	25/06/1975	01/09/1975	R	21.77
H23/214/81/	Outline application to erect residential development to vacant site. (site area 23.07ha).	31/03/1981	15/06/1981	R	31.02

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Well contained by motorway, however, would reduce green belt separation between Morley and Middleton.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1275B

Site Name: Land north of Wide Lane, Morley

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has 100% access to buses per hour and all of the site lies within the accessibility zone for primary education. Poor access to health and secondary education. Access to local services

Rank (1-5)

3

Access Comments

Access from Wide Lane would require widening into site and the loss of all trees on boundary

Rank (1-5)

4

Local network comment

Site may require some off-site mitigation works

Rank (1-5)

4

Mitigation measure

Could provide access to adjacent sites

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

would be required to access adjacent sites. Access solution requires consideration of 3069 & 1279

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1275B

Site Name: Land north of Wide Lane, Morley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site extends to the east of Morley and has been split into two sections. Site B is the western section of site 1275 and provides important separation between settlements.

Site Capacity (dwellings units): 166 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1279

Site Name: Owlers Farm Extension , Wide Lane, Morley

Site Details

Northing:	427628	Area sq m:	34536.38	Ward	Morley South
Easting:	428268	Area Ha:	3.453638	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Utilities & Infrastructure - Post and Telecom
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1388.60	Distance to bus stop (metres)	156.80
Nearest Railway Station	Morley	Bus Stop ID	4947
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.78	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.23	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1279

Site Name: Owlers Farm Extension , Wide Lane, Morley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/193/91/	Outline application to layout access and erect 2 storey television centre and studios with car parking, landscaping	17/05/1991	19/02/1992	W	27.03

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Would need to be developed alongside site to west to link to settlement. Limited potential for sprawl as the site is contained by highway network.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1279

Site Name: Owlers Farm Extension , Wide Lane, Morley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access Comments

Access from Wide Lane would require widening into site and the loss of all trees on boundary

Rank (1-5)

4

Local network comment

Site may require some off-site mitigation works

Rank (1-5)

4

Mitigation measure

Could provide access to adjacent sites

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

joint approach with 3069, 1285, 3120 & 1018 (inc access). Access solution requires consideration of 1275

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the marshy grassland/fen located to the southern area (approx southern 40 metres) through restricting public access and creating a native species scrub/woodland buffer.

Boundary Amendment

Natural England:

Education

[Empty box for Education comments]

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comments]

LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1279

Site Name: Owlers Farm Extension , Wide Lane, Morley

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. This would need to be developed alongside the adjacent Protected Area of Search (PAS) site 1285 for it to be connected to the urban area. The site extends to the east of Morley and there is potential for this site alongside 1275A to the north to round off the settlement if both sites were brought forward for development. This would still leave a green gap between the sites within the Dewsbury Road corridor, and retain a sense of separation between Morley and Middleton to the east.

Site Capacity (dwellings units):

116

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1280

Site Name: Land at Station Road, Morley

Site Details

Northing:	428197	Area sq m:	5912.21	Ward	Morley North
Easting:	426670	Area Ha:	0.591221	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	307.86	Distance to bus stop (metres)	48.69
Nearest Railway Station	Morley	Bus Stop ID	3426
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	98.21	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1280

Site Name: Land at Station Road, Morley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
23/69/02/FU	48 flats	19/02/2002	23/04/2002	A	14.56
H23/222/84/	Outline application to erect warehouse unit, with loading facilities and with car parking and landscaping to exist	20/07/1984	08/03/1991	W	11.23
23/162/99/FU	44 flats	09/06/1999	27/11/2001	A	14.56
H23/37/92/	Change of use of dwelling house to private hire car office.	23/01/1992	13/04/1992	A	14.56
H23/12/91/	Outline application to erect residential development to recreation ground site. (site area 0.49ha)	11/01/1991	26/06/1992	R	81.83

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1280

Site Name: Land at Station Road, Morley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards

Rank (1-5)

5

Access Comments

Access from Station Rd - complicated by steep nature of site

Rank (1-5)

3

Local network comment

Small site unlikely to impact on local network

Rank (1-5)

5

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1280

Site Name: Land at Station Road, Morley

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is designated as N1 Greenspace on the existing UDP - Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G13. The site is in a densely built up area, with employment and residential uses adjacent.

Site Capacity (dwellings units):

21

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1281B

Site Name: Bruntcliffe Road Morley

Site Details

Northing: 426963 Area sq m: 14375.22 Ward: Morley South
Easting: 425350 Area Ha: 1.437522 HMCA: Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
Existing Use 2: Residential - Dwellings
Existing Use 3: Agriculture
Neighbouring Use 1: Residential - Dwellings
Neighbouring Use 2: Agriculture
Neighbouring Use 3: Transport - Transport tracks & ways
Other uses:
Site State: Part greenfield and brownfield

Site Detail

Topography:	Flat	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1978.50	Distance to bus stop (metres)	104.30
Nearest Railway Station	Morley	Bus Stop ID	1732
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

Site Ref: 1281B

Site Name: Bruntcliffe Road Morley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/200/82/	Outline application to erect industrial and warehouse development, to agricultural site. (site area 16.95ha)	02/07/1982	13/02/1984	W	99.92
12/01332/OT	Outline application for residential development	22/03/2012	28/03/2013	A	86.82

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1281B

Site Name: Bruntcliffe Road Morley

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Site has access to 2 buses per hour and good access to other services

Rank (1-5)

3

Access Comments

Access would have to be through adjacent permission

Rank (1-5)

4

Local network comment

Small extension to existing permission but potential for cumulative impact

Rank (1-5)

4

Mitigation measure

Total score

11

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Comment awaited

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1281B

Site Name: Bruntcliffe Road Morley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Outline planning application for residential development approved March 2013. When the plan is updated, this will become a 'lime green' site.

Site Capacity (dwellings units): 234 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1282

Site Name: Lane Side Farm PAS Morley

Site Details

Northing:	428895	Area sq m:	206425.42	Ward	Morley North
Easting:	426961	Area Ha:	20.642542	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	788.40	Distance to bus stop (metres)	213.92
Nearest Railway Station	Morley	Bus Stop ID	3782
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	3.48	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	96.33	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1282

Site Name: Lane Side Farm PAS Morley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/904/78/	Outline application to erect residential development to vacant site. (site area	24/11/1978	08/01/1979	R	10.09
H23/138/90/	Outline application to erect residential development to vacant agricultural site. (site area 2.86ha)	23/03/1990	04/06/1990	R	13.11

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1282

Site Name: Lane Side Farm PAS Morley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: LDF to determine

Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets Core Strategy standards

Rank (1-5)

4

Access Comments

Access from Victoria Rd - priority junction or signals depending on the number of units to be served - widening into site required

Rank (1-5)

4

Local network comment

Cumulative impact with adjacent sites in busy location

Rank (1-5)

3

Mitigation measure

signalised access other mitigation works required

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

required to access sites 1283, 3068 & 2164

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1282

Site Name: Lane Side Farm PAS Morley

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Flat agricultural land, between residential developments. Change in levels from road to site. No Highways issues.

Site Capacity (dwellings units):

542

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1283

Site Name: Lane Side Farm Extension Morley

Site Details

Northing:	428769	Area sq m:	294524.40	Ward	Morley North
Easting:	427404	Area Ha:	29.45244	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	794.80	Distance to bus stop (metres)	630.58
Nearest Railway Station	Morley	Bus Stop ID	10316
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.96	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.32		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1283

Site Name: Lane Side Farm Extension Morley

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Large site, would reduce green belt separation of settlements. Isolated from built up area, relates poorly.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1283

Site Name: Lane Side Farm Extension Morley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

80% of the site meets the Core Strategy standards for Public Transport, 100% of the site to primary education, 30% to health and 5% to secondary education

Rank (1-5)

4

Access Comments

Landlocked site has no access to adopted highway (track from Daisy Hill is not suitable). Relies on site 1282 for access but too much development off single access

Rank (1-5)

2

Local network comment

Potential cumulative impact on Churwell Hill

Rank (1-5)

3

Mitigation measure

Total score

9

Support?

no

Need to combine with other sites:

no

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1283

Site Name: Lane Side Farm Extension Morley

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Site falls away steeply down to a railway cutting. Highways concerns re access. Development would represent a major incursion into the Green Belt gap separating Morley and Middleton, contrary to one of the purposes of Green Belts in preventing coalescence of settlements.

Site Capacity (dwellings units):

560

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1284A

Site Name: Low Moor Farm Extension Albert Drive, Morley

Site Details

Northing:	428315	Area sq m:	14177.09	Ward	Morley South
Easting:	427598	Area Ha:	1.417709	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	666.74	Distance to bus stop (metres)	291.73
Nearest Railway Station	Morley	Bus Stop ID	2207
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.99	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1284A

Site Name: Low Moor Farm Extension Albert Drive,
Morley

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1284A

Site Name: Low Moor Farm Extension Albert Drive, Morley

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Yes
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Well related to urban area and would round off the settlement. No defensible boundary to east which could create potential for further sprawl.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1284A

Site Name: Low Moor Farm Extension Albert Drive, Morley

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access Comments

Access available from Albert Drive

Rank (1-5)

5

Local network comment

Cumulative impact with other sites

Rank (1-5)

4

Mitigation measure

Cumulative impact may require mitigation

Total score

13

Support?

yes with mitigation

Need to combine with other sites:

could combine with adjacent sites - 1320 in particular

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function provided by the adjacent Albert Valley Road LNA and the railway.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comments]

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1284A

Site Name: Low Moor Farm Extension Albert Drive, Morley

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Site A is the western part of the original SHLAA submission. This site is well related to the existing residential area and development would round off the built up area. The site also has an existing defensible boundary, unlike site B.

Site Capacity (dwellings units): 44 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1284B

Site Name: Low Moor Farm Extension Albert Drive, Morley

Site Details

Northing:	428464	Area sq m:	115672.53	Ward	Morley North
Easting:	427845	Area Ha:	11.567253	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Transport - Transport tracks & ways
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	949.87	Distance to bus stop (metres)	514.61
Nearest Railway Station	Morley	Bus Stop ID	2207
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.59	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.41	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1284B

Site Name: Low Moor Farm Extension Albert Drive,
Morley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
23/296/93/FU	Extraction of coal by opencast mining	16/08/1993	25/08/1995	A	28.51
H23/326/81/	Laying out of access and tipping of controlled waste, with compound containing detached garage and fuel store, off	04/08/1981	15/09/1981	A	41.88
23/128/96/MIN	Variation of conditions nos 2 and 18 of application no 23/296/93/fu (extension of coal extraction area)	15/04/1996	04/09/1996	A	14.65

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1284B

Site Name: Low Moor Farm Extension Albert Drive, Morley

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Not connected to urban area, relates poorly to settlement. Would reduce green belt separation between Morley and Middleton.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1284B

Site Name: Low Moor Farm Extension Albert Drive, Morley

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Site just outside acceptable walking distances to most services

Rank (1-5)

3

Access Comments

Access requires adjacent sites

Rank (1-5)

3

Local network comment

Cumulative impact with other sites

Rank (1-5)

4

Mitigation measure

Cumulative impact may require mitigation

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

could combine with adjacent sites - 1320 in particular

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function provided by the adjacent Albert Valley Road LNA and the railway.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1284B

Site Name: Low Moor Farm Extension Albert Drive, Morley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Site B is the eastern part of the original SHLAA submission. Site B is unrelated to the existing settlement form and development would represent a major incursion into Green Belt, reducing the gap between Morley and Middleton.

Site Capacity (dwellings units): 303 Floorspace sq m (Non residential): 0

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1284B

**Site Name: Low Moor Farm Extension Albert Drive,
Morley**

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 1285

Site Name: Owlers Farm PAS , Wide Lane, Morley

Site Details

Northing:	427623	Area sq m:	38163.42	Ward	Morley South
Easting:	428126	Area Ha:	3.816342	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1258.26	Distance to bus stop (metres)	156.27
Nearest Railway Station	Morley	Bus Stop ID	8753
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	2.04	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	97.96	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1285

Site Name: Owlers Farm PAS , Wide Lane, Morley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/160/82/	Outline application to lay out access roads and erect residential development to vacant agricultural site. (sit	20/05/1982	13/09/1982	R	82.80
H23/168/80/	Change of use of rhubarb sheds , to form shop and stores	04/03/1980	28/04/1980	A	81.27

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1285

Site Name: Owlers Farm PAS , Wide Lane, Morley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access Comments

Access available from Bedale Court for limited development

Rank (1-5)

4

Local network comment

Site may require some off-site mitigation works

Rank (1-5)

4

Mitigation measure

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

joint approach with 3069, 1279, 3120 & 1018 (inc access).

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the beck along the southern boundary and hedgerows. A minimum 20 metre buffer from the beck.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1285

Site Name: Owlers Farm PAS , Wide Lane, Morley

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Good flat site, no constraints.

Site Capacity (dwellings units):

100

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1319

Site Name: Land North of Albert Road , Morley

Site Details

Northing:	428108	Area sq m:	25003.08	Ward	Morley South
Easting:	427214	Area Ha:	2.500308	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Industry and business - Storage
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	249.83	Distance to bus stop (metres)	83.53
Nearest Railway Station	Morley	Bus Stop ID	509
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	97.49	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Albert Road Morley (Morley Waste Traders)	Vehicle Dismantling and Scrap Metal

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1319

Site Name: Land North of Albert Road , Morley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/123/76/	Use of vacant land for parking of trailers and storage of containers with 1.8m (6ft) high boundary fence.	17/02/1976	05/04/1976	R	44.82

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1319

Site Name: Land North of Albert Road , Morley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards

Rank (1-5)

5

Access Comments

Access available from Albert Drive

Rank (1-5)

5

Local network comment

Cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

cumulative impact may require mitigation

Total score

14

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the adjacent Albert/Valley Road Local Nature Area.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1319

Site Name: Land North of Albert Road , Morley

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is designated on the existing UDP as N1 greenspace. Loss of greenspace would need to be considered through the greenspace review. See also greenspace section, page 37, question G14. Site is bounded by residential development to 2 sides and has road frontage for access.

Site Capacity (dwellings units):

75

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1320

Site Name: Lower Moor Farm PAS , Albert Drive, Morley

Site Details

Northing:	428199	Area sq m:	72294.17	Ward	Morley South
Easting:	427888	Area Ha:	7.229417	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	928.12	Distance to bus stop (metres)	306.15
Nearest Railway Station	Morley	Bus Stop ID	12777
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	100.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1320

Site Name: Lower Moor Farm PAS , Albert Drive, Morley

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1320

Site Name: Lower Moor Farm PAS , Albert Drive, Morley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: LDF to determine

Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of local services

Rank (1-5)

4

Access Comments

Main access achievable off Albert Lane & potential to link to adjacent sites

Rank (1-5)

5

Local network comment

Cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Cumulative impact may require mitigation

Total score

13

Support?

yes with mitigation

Need to combine with other sites:

could combine with adjacent sites

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1320

Site Name: Lower Moor Farm PAS , Albert Drive, Morley

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site has good access to the highway, at the end of a residential road. No Highway issues raised.

Site Capacity (dwellings units):

190

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1325

Site Name: 501 Dewsbury Road, LS11 5LL

Site Details

Northing: 430301 Area sq m: 7737.36 Ward: Beeston and Holbeck
Easting: 429616 Area Ha: 0.773736 HMCA: Outer South West

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
Existing Use 2:
Existing Use 3:
Neighbouring Use 1: Recreation & Leisure - Allotment and city farm
Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
Neighbouring Use 3: Residential - Dwellings
Other uses:
Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2244.02	Distance to bus stop (metres)	77.88
Nearest Railway Station	Cottingley	Bus Stop ID	9142
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

Site Ref: 1325

Site Name: 501 Dewsbury Road, LS11 5LL

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H21/63/75/	Alterations and single storey printing and storage extension with compressor housing and cantilevered canopy to	06/02/1975	14/04/1975	A	98.60
H21/156/83/	One non illuminated wall mounted logo sign, size 1.45m x 1.20m, height above ground 5.95m (underside), one non illuminated	04/08/1983	12/09/1983	A	98.54
H21/120/82/	Alterations and extensions, to form trim extract room, and enlarged factory area, with offices, ventilation plant room	28/05/1982	26/07/1982	A	99.48
H21/52/89/	Alterations and addition of 2 flues to factory.	06/03/1989	30/03/1989	ND	97.97
H21/48/88/	Alterations and extension, to form fork lift trucks store, to works.	29/02/1988	18/04/1988	A	98.88

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1325

Site Name: 501 Dewsbury Road, LS11 5LL

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards

Rank (1-5)

5

Access Comments

Access could be achieved

Rank (1-5)

5

Local network comment

Spare capacity in the local network but some impact likely

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

n/a

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1325

Site Name: 501 Dewsbury Road, LS11 5LL

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is located within an existing employment area and is considered more appropriate for employment use.

Site Capacity (dwellings units):

28

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1330B

Site Name: Jude's Pond, Haigh Moor Road, West
Ardsley, WF3 1EF

Site Details

Northing:	425250	Area sq m:	15145.06	Ward	Ardsley and Robin Hood
Easting:	428494	Area Ha:	1.514506	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Recreation & Leisure - Allotment and city farm
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	3240.24	Distance to bus stop (metres)	184.40
Nearest Railway Station	Morley	Bus Stop ID	3329
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1330B

Site Name: Jude's Pond, Haigh Moor Road, West
Ardsley, WF3 1EF

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/664/78/	Outline application to erect residential development to agricultural site. (site area 2.75ha (6.79 acres)).	11/08/1978	18/09/1978	R	98.69
H23/133/74/	Bay window to semi-detached house.	17/05/1974	02/07/1974	A	55.21

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1330B

Site Name: Jude's Pond, Haigh Moor Road, West Ardsley, WF3 1EF

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1330B

Site Name: Jude's Pond, Haigh Moor Road, West Ardsley, WF3 1EF

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Site has access to 3 buses per hour. 100% of site with accessibility zone for primary education. Outside accessibility zone for secondary education, some local facilities

Rank (1-5)

3

Access Comments

Acceptable access through developed part of site

Rank (1-5)

5

Local network comment

Small development - negligible local impact

Rank (1-5)

5

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Comment awaited

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1330B

Site Name: Jude's Pond, Haigh Moor Road, West Ardsley, WF3 1EF

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site within the existing settlement. Site A has planning permission (shown as a lime green site) which includes access through to site B and is part of the same field. Residential development is considered acceptable in principle.

Site Capacity (dwellings units): 32 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1332

Site Name: Penfields Adwalton Drighlington

Site Details

Northing:	428040	Area sq m:	184121.71	Ward	Morley North
Easting:	422795	Area Ha:	18.412171	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4170.30	Distance to bus stop (metres)	463.32
Nearest Railway Station	Morley	Bus Stop ID	8627
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.70	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.01		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1332

Site Name: Penfields Adwalton Drighlington

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/149/88/	Extension of permission for extraction of coal by opencast methods to existing opencast site. (previous	19/05/1988	18/07/1988	A	63.37
H23/161/88/	Extraction of coal by opencast methods to grazing land.	21/04/1988	27/06/1988	A	17.93
23/102/93/DE	Agricultural determination to erect detached agricultural building	26/03/1993	08/07/1993	PD	34.29
H23/276/86/	Diversion of footpaths and extraction of coal by opencast mining and with landscaping, to vacant and agricultural	03/10/1986	09/02/1987	A	63.48

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Yes
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site. Development would round off the settlement up to the A650 and be contained by the major road which acts as a defensible boundary.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1332

Site Name: Penfields Adwalton Drighlington

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

No Public Transport or other local services

Rank (1-5)

1

Access Comments

Access is only available via Southfield Farm on Fieldhead Lane or Walton Drive, the latter being substandard in width to accommodate the level of development

Rank (1-5)

3

Local network comment

Potential issues at the junction with the A650

Rank (1-5)

4

Mitigation measure

none identified to overcome site deficiencies - level of development unlikely to support new bus service or local services

Total score

8

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1332

Site Name: Penfields Adwalton Drighlington

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development would round off the settlement up to the A650 and be contained by the major road which acts as a defensible boundary. Highways concerns re poor accessibility and limited access provision.

Site Capacity (dwellings units):

414

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1334

Site Name: Pitty Close Farm, Drighlington, BD11

Site Details

Northing:	428920	Area sq m:	143454.03	Ward	Morley North
Easting:	423195	Area Ha:	14.345403	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	3856.02	Distance to bus stop (metres)	375.63
Nearest Railway Station	Morley	Bus Stop ID	3020
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	95.09	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	4.91	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1334

Site Name: Pitty Close Farm, Drighlington, BD11

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/438/78/	Demolition of existing house, and erection of new detached house, comprising lounge, hall, 3 bedrooms, 2 bathroom	01/06/1978	30/10/1978	A	91.31

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1334

Site Name: Pitty Close Farm, Drighlington, BD11

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

20% of the site has access to 4 buses per hour, 40% of the site has access to 3 buses per hour. The remaining 40% of the site had 0 buses per hour. The site lies outside the accessibility zone for education, 100% of the site has access to health.

Rank (1-5)

2

Access Comments

Access is very poor onto Wakefield Rd - too narrow, very limited visibility

Rank (1-5)

1

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

none identified to overcome site deficiencies - level of development unlikely to support new bus service or local services

Total score

7

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comments]

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1334

Site Name: Pitty Close Farm, Drighlington, BD11

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl. Poor site access.

Site Capacity (dwellings units):

321

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1336

Site Name: Land at Westerton Road, West Ardsley

Site Details

Northing:	425357	Area sq m:	20441.16	Ward	Ardsley and Robin Hood
Easting:	428275	Area Ha:	2.044116	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3045.46	Distance to bus stop (metres)	129.51
Nearest Railway Station	Morley	Bus Stop ID	7501
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1336

Site Name: Land at Westerton Road, West Ardsley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/527/78/	outline application to erect residential development to agricultural site (total site area 5 acres).	03/07/1978	18/09/1978	R	97.53

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1336

Site Name: Land at Westerton Road, West Ardsley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

50% of the site within the accessibility zone for 3 buses per hour, 100% of the site within the accessibility zone for education and 50% for health

Rank (1-5)

3

Access Comments

Access achievable onto Westerton Road

Rank (1-5)

5

Local network comment

Potential cumulative impact with nearby sites

Rank (1-5)

4

Mitigation measure

Total score

12

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of dewsbury Roadcluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1336

Site Name: Land at Westerton Road, West Ardsley

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is within the existing settlement and residential development is considered acceptable in principle.

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1336

Site Name: Land at Westerton Road, West Ardsley

Site Capacity (dwellings units):

75

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Site Ref: 1344

Site Name: Westfield Farm Drighlington, BD11

Site Details

Northing:	429314	Area sq m:	5699.50	Ward	Morley North
Easting:	423094	Area Ha:	0.56995	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Other
 Other uses: Equestrian
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4054.43	Distance to bus stop (metres)	249.08
Nearest Railway Station	Morley	Bus Stop ID	392
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1344

Site Name: Westfield Farm Drighlington, BD11

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/395/91/	Outline application to erect five detached houses to vacant site. (site area 0.36h a)	09/10/1991	17/12/1991	R	59.03
H23/447/88/	Change of use of coach house, to dwelling house.	15/11/1988	31/05/1989	A	99.97

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1344

Site Name: Westfield Farm Drighlington, BD11

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of education

Rank (1-5)

4

Access Comments

Access achievable from Old Lane with some widening and provision of new footways

Rank (1-5)

4

Local network comment

Small development unlikely to impact on local network

Rank (1-5)

4

Mitigation measure

widening of Old lane and provision of new footways

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

best combined with 1077 to achieve access improvements

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1344

Site Name: Westfield Farm Drighlington, BD11

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.

Site Capacity (dwellings units):

17

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2036

Site Name: Rod Mills Lane, High Street, Morley

Site Details

Northing:	427368	Area sq m:	18415.15	Ward	Morley South
Easting:	426699	Area Ha:	1.841515	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant & Derelict - Vacant building
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Office
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	785.27	Distance to bus stop (metres)	90.44
Nearest Railway Station	Morley	Bus Stop ID	1907
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	Morley
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
12/02066/FU	Extension to industrial building	09/05/2012	13/07/2012	AP	34.65
H23/58/92/	Laying out of roads and sewers to residential development.	10/02/1992	23/04/1992	A	18.93
H23/87/87/	Laying out of access and erection of a 3 storey office block, with 17 car parking spaces and landscaping, to vacant site	20/03/1987	07/09/1987	A	10.96
H23/597/89/	Alterations, including new staircase and to form kitchen, offices, toilets and staff room and extensions to form lift	06/12/1989	08/05/1990	A	88.00
23/15/99/FU	Change of use of offices to dwelling house	19/01/1999	13/04/1999	A	16.40
H23/446/90/	Laying out of access roads, and erection of one, two-storey office building, three, 3-storey office buildings,	02/11/1990	04/06/1991	A	98.81
H23/146/88/	Detached stone garden store, to rear of offices.	20/04/1988	17/10/1988	R	10.94
H23/598/89/	Listed building application to demolish part of stable block and carry out alterations, including new staircase	06/12/1989	08/05/1990	A	88.00
23/170/94/FU	2 single storey extensions to works	27/05/1994	16/09/1994	A	13.02
H23/92/75/	Single storey wholesale and retail tyre, battery and exhaust storage, fitting and repair depot, including fitting area	11/02/1975	14/04/1975	R	11.71
23/234/99/FU	Change of use of offices to restaurant with hotel rooms over	27/07/1999	08/05/2000	A	11.99
23/387/97/FU	First floor side extension to works	28/11/1997	03/06/1998	A	16.40
H23/54/75/	Amendment to previous application for alterations, to form new folding doors to existing tin store and extension to form entrance	29/01/1975	17/03/1975	A	87.13

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2036

Site Name: Rod Mills Lane, High Street, Morley

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards

Rank (1-5)

5

Access Comments

Access not achievable from Fountain St. Potential off High St by side of flat complex - car parking issues

Rank (1-5)

3

Local network comment

Smallish development with minimal impact

Rank (1-5)

4

Mitigation measure

Access from High Street only

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley / Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2036

Site Name: Rod Mills Lane, High Street, Morley

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site within the urban area. Heavily treed. Existing mill which we would seek to retain. Conversion potential.

Site Capacity (dwellings units):

66

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Red

Employment Conclusion:

Red

Site Ref: 2078

Site Name: North of Gelderd Road, Wortley, LS12

Site Details

Northing:	431007	Area sq m:	116863.34	Ward	Farnley and Wortley
Easting:	426844	Area Ha:	11.686334	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Forestry - Unmanaged Forest
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3: Utilities & Infrastructure - Cemeteries and Crematoria
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1081.25	Distance to bus stop (metres)	320.44
Nearest Railway Station	Cottingley	Bus Stop ID	4472
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	97.06	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2078

Site Name: North of Gelderd Road, Wortley, LS12

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/2/81/	Continuation of tipping, with restoration on completion to woodland and agricultural use, to existing tipping site. (this)	06/01/1981	02/02/1981	A	98.69
H24/432/76/	Tipping & filling, to former mineral excavation site. site area 15.05ha(37.17acres)).	10/06/1976	18/04/1977	W	97.66

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site. Development of the site would lead to unrestricted urban sprawl.

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2078

Site Name: North of Gelderd Road, Wortley, LS12

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Poor accessibility all round

Rank (1-5)

1

Access Comments

No frontage to adopted highway

Rank (1-5)

1

Local network comment

Congestion on Outer Ring Road and M621

Rank (1-5)

3

Mitigation measure

Needs other sites to come through with mitigation on local and strategic highway network

Total score

5

Support?

No

Need to combine with other sites:

Need to combine with 2078, 3057, 2114

Suitability for partial development:

Possible

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but this former quarry has been restored to grassland and woodland. There is acidic grassland in the north-east corner and this forms part of an important wildlife corridor along the railway (potential Leeds Habitat Network or Local Wildlife Site together with site 637 and 2114).

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawing RM/2078. Mitigation will still be required to ensure adjacent habitats are protected and enhanced i.e. 20 metre buffer around the east, south and west boundaries to protect the woodland. Needs to be assessed against Local Wildlife Sites criteria.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comments]

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2078

Site Name: North of Gelderd Road, Wortley, LS12

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development potential through linking of sites 2078, 3056, 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Site Capacity (dwellings units):

307

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2095

Site Name: Stank Hall Barn, Beeston, LS11

Site Details

Northing:	428833	Area sq m:	82374.94	Ward	Middleton Park
Easting:	428523	Area Ha:	8.237494	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Vacant and derelict - Vacant land
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Transport - Transport tracks & ways
 Neighbouring Use 3: Retail - Shops
 Other uses: Listed Building
 Site State: Greenfield and brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1681.74	Distance to bus stop (metres)	92.81
Nearest Railway Station	Cottingley	Bus Stop ID	246
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	97.51	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2095

Site Name: Stank Hall Barn, Beeston, LS11

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/461/81/	Laying out of access and of concrete and earth dam to form balancing lake with landscaping to vacant agricultural	31/12/1981	26/01/1982	A	15.04
H21/321/81/	Laying out of access and construction of concrete and earth dam, to form balancing lake, with landscaping, to vacant agricultural	16/12/1981	04/01/1982	W	14.84

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have a significant effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Isolated site that doesn't connect to urban area. Site will reduce gap between settlements but is contained by road and railway line which reduces potential for sprawl. Listed building on site.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2095

Site Name: Stank Hall Barn, Beeston, LS11

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 4 buses per hour, 15% of the site to primary education, 85% secondary and good local services - improvements to pedestrian links required. Poor access to health.

Rank (1-5)

4

Access Comments

There is the potential for a left in left out access off Dewsbury Road to the north of the site and a fourth arm to the southern White Rose roundabout

Rank (1-5)

4

Local network comment

Congested local network and mitigation may be required

Rank (1-5)

3

Mitigation measure

Pedestrian access measures to corss Dewsbury Road

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Acidic grassland covers most of this site, together with scrub and tree cover and providing a wildlife corridor function along the railway (potential Leeds Habitat Network). Needs to be considered against Local Wildlife Site (Site of Ecological and Geological Importance) Criteria.

Boundary Amendment

Potential Local Wildlife Site - needs to be assessed.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2095

Site Name: Stank Hall Barn, Beeston, LS11

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site, ancient monument and conservation area status covers much of the site. A small element of the site is 3ai (high) flood risk. The site is isolated and is identified as green infrastructure in the Core Strategy. Development would represent a finger incursion into Green Belt, unrelated to the existing settlement form.

Site Capacity (dwellings units):

72

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2096

Site Name: West Wood Road, Middleton, LS10

Site Details

Northing:	427721	Area sq m:	59153.43	Ward	Ardsley and Robin Hood
Easting:	428836	Area Ha:	5.915343	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Vacant and derelict - Vacant land
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Transport - Transport tracks & ways
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1911.00	Distance to bus stop (metres)	258.19
Nearest Railway Station	Morley	Bus Stop ID	11306
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2096

Site Name: West Wood Road, Middleton, LS10

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Isolated site set between Morley and Middleton. Potential for further sprawl and would reduce the gap between the settlements.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2096

Site Name: West Wood Road, Middleton, LS10

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 4 buses per hour, 80% of the site to employment, 40% to primary health and 45% to primary and secondary education

Rank (1-5)

4

Access Comments

Access via an existing access onto Dewsbury Road

Rank (1-5)

5

Local network comment

Spare capacity but cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-based designations but the 1990 Phase 1 Habitat map shows this site as Lowland acid grassland which may be UK Biodiversity Action Plan priority habitat quality. Mill Beck runs along the west side of the site and may support Water Voles. This site needs assessing before a decision is taken to allocate it. It may meet Local Wildlife Site criteria and would probably form part of the Leeds Habitat Network.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2096

Site Name: West Wood Road, Middleton, LS10

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2096

Site Name: West Wood Road, Middleton, LS10

Green Belt site, between Morley and Middleton. Separated from the urban area with no connections to either settlement (Morley or Middleton). The land is steeply sloping. Release of the site would represent an island of development in the Green Belt gap between Morley and Middleton, totally unrelated to the existing settlement.

Site Capacity (dwellings units):

103

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 2098A

Site Name: Sissons Farm, Middleton, LS10

Site Details

Northing:	427071	Area sq m:	12082.84	Ward	Middleton Park
Easting:	429716	Area Ha:	1.208284	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Industry and business - Wholesale distribution
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2939.88	Distance to bus stop (metres)	111.83
Nearest Railway Station	Morley	Bus Stop ID	5297
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.94	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2098A

Site Name: Sissons Farm, Middleton, LS10

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Yes
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Strong links to urban area. Would round off settlement. No defensible boundary to south which may lead to further sprawl.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2098A

Site Name: Sissons Farm, Middleton, LS10

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets accessibility criteria

Rank (1-5)

4

Access Comments

Only vehicular access seems to be from Thorpe Garth. Pedestrian and cycle links to the north and east would be vital

Rank (1-5)

4

Local network comment

Small development - negligible local impact

Rank (1-5)

4

Mitigation measure

Total score

12

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2098A

Site Name: Sissons Farm, Middleton, LS10

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Original SHLAA submission split into 3. Site A is small and relates well to the existing residential area. Development of this site would constitute rounding off of the settlement.

Site Capacity (dwellings units): 38 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2098B

Site Name: Sissons Farm, Middleton, LS10

Site Details

Northing:	427436	Area sq m:	267934.82	Ward	Middleton Park
Easting:	429206	Area Ha:	26.793482	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Forestry - Unmanaged Forest
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Transport - Transport tracks & ways
Neighbouring Use 3:	Residential - Dwellings
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	2339.12	Distance to bus stop (metres)	377.76
Nearest Railway Station	Morley	Bus Stop ID	4379
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

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:	12.65	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2098B

Site Name: Sissons Farm, Middleton, LS10

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Majority of site isolated from main urban area. Development would be contained by railway line eliminating potential for further sprawl. However, site would impact on countryside and reduce the separation between settlements.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

East Leeds

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Does not meet all accessibility criteria

Rank (1-5)

3

Access Comments

Only vehicular access seems to be from Thorpe Lane. Pedestrian and cycle links to the north and east would be vital

Rank (1-5)

3

Local network comment

Development of this size is likely to require mitigation on local network

Rank (1-5)

4

Mitigation measure

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

MUST confirm ped / cycle links to east, north and west

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-based designations but the 1990 Phase 1 Habitat map shows this site as Lowland acid grassland which may be UK Biodiversity Action Plan priority habitat quality. Mill Beck runs along the west side of the site and may support Water Voles. This site needs assessing before a decision is taken to allocate it. It may meet Local Wildlife Site criteria and would probably form part of the Leeds Habitat Network.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is substantially amended as per drawing RM/2098. Mitigation will still be required to ensure hedgerows and wooded areas within the site, and adjacent habitats are protected and enhanced.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

Site Ref: 2098B

Site Name: Sissons Farm, Middleton, LS10

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Original SHLAA submission split into 3. Site B has substantial tree cover and part is situated between the existing and disused railway embankments, making development very difficult.

Site Capacity (dwellings units): 703 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2098C

Site Name: Sissons Farm, Middleton, LS10

Site Details

Northing:	427182	Area sq m:	70080.69	Ward	Middleton Park
Easting:	429504	Area Ha:	7.008069	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2702.38	Distance to bus stop (metres)	256.56
Nearest Railway Station	Morley	Bus Stop ID	12840
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.88	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:	0.14	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2098C

Site Name: Sissons Farm, Middleton, LS10

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Site links well to settlement. Provides access to countryside and may put pressure on limited amount of further sprawl. However, this would only be marginal as railway tracks to the west provide a defensible boundary.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2098C

Site Name: Sissons Farm, Middleton, LS10

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

does not meet all accessibility criteria

Rank (1-5)

3

Access Comments

only vehicular access seems to be from Thorpe Lane. Ped / cycle links to the north and east would be vital

Rank (1-5)

3

Local network comment

development of this size is likely to require mitigation on local network

Rank (1-5)

4

Mitigation measure

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

MUST confirm ped / cycle links to east, north and west

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Includes most of West and Sissons Wood LNA together with important wildlife corridor within the site and adjacent to ancient woodland of Middleton Wood and Thorpe Wood.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is substantially amended as per drawing RM/2098. Mitigation will still be required to ensure hedgerows and wooded areas within the site, and adjacent habitats are protected and enhanced.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2098C

Site Name: Sissons Farm, Middleton, LS10

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Original SHLAA submission split into 3. Site C is situated between A and B and relates better to the settlement than B. It is identified for housing on the draft Belle Isle and Middleton Neighbourhood Framework.

Site Capacity (dwellings units):

184

Floorspace sq m (Non residential):

0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2099

Site Name: Dunningley Hill, Tingley, WF3

Site Details

Northing:	426876	Area sq m:	31094.57	Ward	Ardsley and Robin Hood
Easting:	428420	Area Ha:	3.109457	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Forestry - Unmanaged Forest
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Transport - Transport tracks & ways
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1905.69	Distance to bus stop (metres)	309.98
Nearest Railway Station	Morley	Bus Stop ID	8422
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	98.32	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	1.68	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2099

Site Name: Dunningley Hill, Tingley, WF3

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/320/82/	Landscaping, gate and boundary fence to former refuse tip. (this item is also notice unde r regulation 4(1) ofthe town a	19/10/1982	15/11/1982	A	86.54

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Isolated site that does not link to the urban area. High potential for further sprawl to east which reduce separation of settlements.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2099

Site Name: Dunningley Hill, Tingley, WF3

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good public transport but site severed from local facilities by motorway

Rank (1-5)

2

Access Comments

Poor access opportunity from A653

Rank (1-5)

2

Local network comment

Spare capacity but cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

8

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-based designations but this site is an area of Lowland mixed deciduous woodland a UK Biodiversity Action Plan priority habitat. Removal of this area of woodland would not fit with the objective of increasing the woodland cover in Leeds as set out in the draft core strategy.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2099

Site Name: Dunningley Hill, Tingley, WF3

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is separated from the urban area by Green Belt, a Protected Area of Search (PAS) site on the existing UDP and the motorway. Release of the site would result in an isolated island of development, unrelated to the existing settlement. The site is covered by dense woodland. Highway concerns re accessibility and poor access options.

Site Capacity (dwellings units):

82

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2100B

Site Name: Playing Fields Throstle Lane, Middleton, LS10

Site Details

Northing:	427263	Area sq m:	22732.60	Ward	Middleton Park
Easting:	430211	Area Ha:	2.27326	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3354.40	Distance to bus stop (metres)	88.37
Nearest Railway Station	Morley	Bus Stop ID	3877
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	92.82	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2100B

Site Name: Playing Fields Throstle Lane, Middleton, LS10

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H21/175/81/	Laying out of childrens play area with footpath and kickabout area and with landscaping to public open space and	17/06/1981	03/08/1981	A	91.77

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2100B

Site Name: Playing Fields Throstle Lane, Middleton, LS10

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

4

Access Comments

Good access options

Rank (1-5)

4

Local network comment

Spare local capacity

Rank (1-5)

5

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Comment awaited

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2100B

Site Name: Playing Fields Throstle Lane, Middleton, LS10

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is within the urban area, but designated as N1 greenspace on the existing UDP. As it is in a fairly densely built up area, its release needs to be considered in the context of the greenspace review. See also greenspace section, page 37, question G15.

Site Capacity (dwellings units): 125 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 2104

Site Name: Leeds Road Lofthouse, WF3

Site Details

Northing:	426951	Area sq m:	118446.45	Ward	Ardsley and Robin Hood
Easting:	432865	Area Ha:	11.844645	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Vacant and derelict - Vacant land
Existing Use 3:	Other
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	Local Nature Area on part of site
Site State:	Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4490.38	Distance to bus stop (metres)	259.94
Nearest Railway Station	Woodlesford	Bus Stop ID	8437
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

The site is a mix of disused land, agriculture and a Local Nature Area. Historically a railway ran through the site along the western boundary. The remains of this line split the site, by changing the levels on the western side. Access comes from the southern boundary which has a road frontage, however, the site dips down from here and is not ideal. The Local Nature Area is set to the north.

UDP Designation

Greenbelt - N32 (%):	72.07	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:	11.48	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2104

Site Name: Leeds Road Lofthouse, WF3

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H22/216/80/	Landscaping including reclamation, of derelict railway line, and shale heap. (this item	30/05/1980	07/07/1980	A	47.33
H22/148/79/	Landscaping including reclamation, of derelict railway line, quarry and shale heap. (this item is also notice und	06/04/1979	21/11/1979	W	61.52

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2104

Site Name: Leeds Road Lofthouse, WF3

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 4 buses per hour. All of the site meets the core strategy standards for employment, primary & secondary education, 15% of the site to primary health

Rank (1-5)

4

Access Comments

visibility looks poor onto Leeds Road due to limited site frontage

Rank (1-5)

2

Local network comment

cumulative issues

Rank (1-5)

4

Mitigation measure

Major works required possibly new signaled junction

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Includes part of Rothwell Pastures LNA and some naturally regenerating habitats.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawing RM/2104. Mitigation will still be required to ensure adjacent habitats and the wildlife corridor function of the disused railway are protected and enhanced.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

The vast majority of this site is in flood zone 1 (low risk). The area immediately adjacent to West beck is classified as flood zone 3 and should be avoided. Any site specific Flood Risk Assessment (FRA) must investigate the small unnamed watercourse that flows along the eastern boundary as a source of flood risk. The development layout plan must be amended accordingly.

Environment Agency Constraints:

FZ 2 & 3

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2104

Site Name: Leeds Road Lofthouse, WF3

Surface water sewer runs along the western boundary

Lemonroyd

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2104

Site Name: Leeds Road Lofthouse, WF3

Conclusion summary:

Green Belt site. Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt. There is a Local Nature Area in the northern section. The southern section is also reserved for a potential new school site in the existing UDP. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.

Site Capacity (dwellings units):

297

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 2105

Site Name: East Ardsley Adult Training Centre, Tingley, WF3

Site Details

Northing:	425437	Area sq m:	18046.53	Ward	Ardsley and Robin Hood
Easting:	429582	Area Ha:	1.804653	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2: Agriculture
 Existing Use 3:
 Neighbouring Use 1: Vacant & Derelict - Vacant building
 Neighbouring Use 2: Community Services
 Neighbouring Use 3: Agriculture
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	3738.79	Distance to bus stop (metres)	213.86
Nearest Railway Station	Morley	Bus Stop ID	1751
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	99.96		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2105

Site Name: East Ardsley Adult Training Centre, Tingley,
WF3

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/94/89/	Use of agricultural land as playing fields. (this item is also notice under regulation 4(1) of the town and c	28/02/1989	08/11/1990	W	64.97
H23/656/78/	Alterations to form new emergency exit to hostel. (this item is also notice under regulation 4 (1) of the town and c	09/08/1978	18/09/1978	A	32.09

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2105

Site Name: East Ardsley Adult Training Centre, Tingley, WF3

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

Greenbelt Assessment Conclusion:

Strong links to settlement but there is no defensible boundary which could result in further sprawl.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2105

Site Name: East Ardsley Adult Training Centre, Tingley, WF3

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 3 buses per hour, no education and 80% of the site falls within the core strategy standards for health.

Rank (1-5)

3

Access Comments

Site appears to be landlocked. Narrow access through health centre or via unnamed road leading to training centre

Rank (1-5)

2

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

None identified to overcome site deficiencies - level of development unlikely to support new bus service or local services

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2105

Site Name: East Ardsley Adult Training Centre, Tingley, WF3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site, well related to the existing settlement and would make a good extension, linking with new development proposals for the vacant care home. Whilst the site could be developed without significant harm to the Green Belt it is currently designated in the existing UDP as N6 - Protected Playing Pitch. It hasn't been used a playing pitch for some considerable time, but an assessment needs to be undertaken to establish whether it is indeed surplus before any allocation. See also greenspace section, page 38, question G16. Highways concerns re access.

Site Capacity (dwellings units):

49

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2114

Site Name: Gelderd Road, Wortley, LS12

Site Details

Northing:	430734	Area sq m:	19156.52	Ward	Farnley and Wortley
Easting:	426915	Area Ha:	1.915652	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Forestry - Unmanaged Forest
 Existing Use 2: Forestry - Unmanaged Forest
 Existing Use 3: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 1: Utilities & Infrastructure - Cemeteries and Crematoria
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	812.57	Distance to bus stop (metres)	143.73
Nearest Railway Station	Cottingley	Bus Stop ID	1901
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	91.62	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2114

Site Name: Gelderd Road, Wortley, LS12

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/513/80/	Tipping of waste materials, to land fill site. (site area 1.15ha). (this item is also no tice under regulation	02/10/1980	27/10/1980	A	97.63
H24/310/85/	Alterations and extension, to form offices, reception, cloak room and toilet, with office o ver, to works.	18/12/1985	27/01/1986	A	19.28

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site, not well related to the existing settlement, with no defensible boundary.

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2114

Site Name: Gelderd Road, Wortley, LS12

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good for rail accessibility, very poor for everything else

Rank (1-5)

2

Access Comments

Site 3057 required but site 3057 not supported

Rank (1-5)

2

Local network comment

Congestion on Outer Ring Road and M621

Rank (1-5)

3

Mitigation measure

Needs other sites to come through with mitigation on local and strategic highway network

Total score

7

Support?

No

Need to combine with other sites:

Need to combine with 3057

Suitability for partial development:

Possible due to rail accessibility

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but the whole area has naturally regenerated into scrub/young woodland (potential Leeds Habitatat Network or part of Local Wildlife Site together with site 2078 and 637) .

Boundary Amendment

Needs assessment against Local Wildlife Sites criteria.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2114

Site Name: Gelderd Road, Wortley, LS12

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site, not well related to the existing settlement, with no defensible boundary. Highway concerns re accessibility and access.

Site Capacity (dwellings units):

60

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2124

Site Name: Spring Gardens Drighlington

Site Details

Northing:	428975	Area sq m:	92426.20	Ward	Morley North
Easting:	422826	Area Ha:	9.24262	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	4229.01	Distance to bus stop (metres)	267.04
Nearest Railway Station	Morley	Bus Stop ID	11413
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.04	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	100.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2124

Site Name: Spring Gardens Drighlington

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/128/76/	Outline application to erect detached bungalow, to vacant site.	17/02/1976	07/06/1976	R	16.09

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Protected Area of Search (PAS) on the existing UDP

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2124

Site Name: Spring Gardens Drighlington

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of schools (primary approx 1km, secondary 3km)

Rank (1-5)

3

Access Comments

No access to adopted highway - relies on site 3003, however this is unsuitable for large development

Rank (1-5)

1

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

none identified to overcome site deficiencies - level of development unlikely to support new bus service or local services

Total score

8

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2124

Site Name: Spring Gardens Drighlington

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Development of the site is dependent on achieving access via adjoining site 3003.

Site Capacity (dwellings units):

208

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2125

Site Name: Manor House Farm, Churwell

Site Details

Northing:	429758	Area sq m:	29842.43	Ward	Morley North
Easting:	426947	Area Ha:	2.984243	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2: Recreation & Leisure - Allotment and city farm
 Existing Use 3:
 Neighbouring Use 1: Vacant and derelict - Vacant land
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	537.39	Distance to bus stop (metres)	345.93
Nearest Railway Station	Cottingley	Bus Stop ID	7701
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	98.61	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2125

Site Name: Manor House Farm, Churwell

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Designated as Protected Area of Search (PAS) on the existing UDP

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2125

Site Name: Manor House Farm, Churwell

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of secondary school

Rank (1-5)

4

Access Comments

Single point of access available off Daffil Grove, adequate for less than 100 dwellings

Rank (1-5)

4

Local network comment

Potential cumulative impact on Churwell Hill

Rank (1-5)

3

Mitigation measure

may require mitigation on Churwell Hill

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2125

Site Name: Manor House Farm, Churwell

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Considered acceptable in principle for housing.

Site Capacity (dwellings units):

77

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2127

Site Name: Tingley Station

Site Details

Northing:	426699	Area sq m:	431451.22	Ward	ardsley and Robin Hood
Easting:	428705	Area Ha:	43.145122	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Transport - Vehicle Storage
Existing Use 3:	Other
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Transport - Transport tracks & ways
Neighbouring Use 3:	Office
Other uses:	Nursery on site
Site State:	Greenfield and brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2238.67	Distance to bus stop (metres)	568.09
Nearest Railway Station	Morley	Bus Stop ID	7311
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	100.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/274/90/	Outline application to layout access road and erect business, light industrial and warehouse units and hotel, to	28/06/1990	28/06/1990	AP	91.17
H23/244/82/	Laying out of motor cycle training centre and cycling park, to vacant site. (site area 4.65ha). h.s.(a2).	30/07/1982	13/06/1983	A	10.42
H23/244/82/1	Extension of temporary permission to layout motor cycle training centre and cycling park, vacant site	25/05/1984	02/07/1984	A	10.37
H23/133/81/	Tipping of waste materials, to disused railway cuttings. (site area 6.23ha).	20/03/1981	15/11/1983	A	15.93

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2127

Site Name: Tingley Station

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good Public Transport to western part of site but severed from local facilities by motorway

Rank (1-5)

3

Access Comments

Existing access to A653, with potential from Thorpe Lane

Rank (1-5)

4

Local network comment

Spare capacity but cumulative issues

Rank (1-5)

4

Mitigation measure

must improve linkages to adjacent settlements

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to ensure the disused railway that runs through the site is retained and enhanced for its grassland and scrub habitats (and providing a buffer of 20 metres on both sides of the railway), and a buffer of 20 metres is retained around the existing woodland area in the west (and planted with native shrubs and small trees).

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comments]

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2127

Site Name: Tingley Station

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is located between three settlements (Morley, Tingley and Middleton) and is isolated by the Green Belt and motorway. This lack of connection to the urban area is the main constraint, as otherwise the site is flat with a road frontage.

Site Capacity (dwellings units): 1133 Floorspace sq m (Non residential): 0

Residential Conclusion:
Amber

Retail Conclusion:
Not assessed

Employment Conclusion:
Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2128

Site Name: New Lane East Ardsley

Site Details

Northing:	425753	Area sq m:	38147.99	Ward	Ardsley and Robin Hood
Easting:	430383	Area Ha:	3.814799	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Office
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield and brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4150.54	Distance to bus stop (metres)	203.38
Nearest Railway Station	Morley	Bus Stop ID	6786
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	100.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2128

Site Name: New Lane East Ardsley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/141/79/	Alterations and extension, to form additional garage, to works.	26/02/1979	02/04/1979	A	16.03
H23/198/90/	Alterations, and part two storey and first and second floor extensions, to form offices, kitchen, toilets and enlarged s	27/04/1990	23/07/1990	A	20.53
H23/119/90/	Fifteen detached prefabricated office units, 2 detached prefabricated canteen units, detached prefabricated showroom u	04/04/1990	04/06/1990	A	20.51

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2128

Site Name: New Lane East Ardsley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 2 buses per hour, 100% of the site falls within the core strategy standards for primary education and health, no secondary education

Rank (1-5)

3

Access Comments

Limited frontage to Moor Knoll Lane which could accommodate small development access

Rank (1-5)

4

Local network comment

Small development unlikely to impact on local network

Rank (1-5)

4

Mitigation measure

Widened footways, ped links to adjacent sites

Total score

11

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2128

Site Name: New Lane East Ardsley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. No Highways issues raised.

Site Capacity (dwellings units):

48

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2155

Site Name: South of Ardsley Common

Site Details

Northing:	425975	Area sq m:	109515.98	Ward	Ardsley and Robin Hood
Easting:	430096	Area Ha:	10.951598	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Industry and business - Manufacturing & Wholesale
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield and brownfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3788.25	Distance to bus stop (metres)	213.27
Nearest Railway Station	Morley	Bus Stop ID	7560
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.69	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2155

Site Name: South of Ardsley Common

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/136/81/	Outline application to erect residential development to two agricultural sites. (site areas 1.6ha and 0.7ha)	20/03/1981	18/05/1981	R	15.31

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Well contained to the north. Strong links to settlement if developed with site to south (1274).

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2155

Site Name: South of Ardsley Common

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

3 buses per hour on western edge with majority 2 buses per hour, 50% of the site falls within the core strategy standards for primary education and 70% to health. No secondary education

Rank (1-5)

3

Access Comments

Access achievable onto Common Lane

Rank (1-5)

4

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

full footway req on Common lane frontage

Total score

11

Support?

yes

Need to combine with other sites:

Suitability for partial development:

western part of site better for accessibility

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2155

Site Name: South of Ardsley Common

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development of the site in conjunction with adjacent site 1274 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision - requires adjacent sites for acceptable access.

Site Capacity (dwellings units):

246

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2159

Site Name: Craven Park, Whitehall Road, Farnley

Site Details

Northing:	431076	Area sq m:	217243.31	Ward	Farnley and Wortley
Easting:	425697	Area Ha:	21.724331	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1964.12	Distance to bus stop (metres)	327.23
Nearest Railway Station	Cottingley	Bus Stop ID	1023
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Isolated greenfield site with agricultural use. No road frontage.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2159

Site Name: Craven Park, Whitehall Road, Farnley

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Isolated site that relates poorly to the built up area. Development would reduce separation between settlements. High potential for further sprawl.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2159

Site Name: Craven Park, Whitehall Road, Farnley

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility for employment and health but very poor accessibility for secondary and primary education

Rank (1-5)

3

Access Comments

Site 1171 required for access

Rank (1-5)

3

Local network comment

Congestion on Outer Ring Road and M621

Rank (1-5)

3

Mitigation measure

Singalisation of access junction and Ring Road roundabout, poss mitigation for M621

Total score

9

Support?

Partial Yes - with mitigation and combine with 1171

Need to combine with other sites:

Combine with 1171

Suitability for partial development:

Yes

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2159

Site Name: Craven Park, Whitehall Road, Farnley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good

Rank (1-5)

5

Access Comments

No direct access, would need site 1177A

Rank (1-5)

1

Local network comment

A58 congestion

Rank (1-5)

3

Mitigation measure

combine with 1171A

Total score

9

Support?

no

Need to combine with other sites:

1171A

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2159

Site Name: Craven Park, Whitehall Road, Farnley

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Isolated site unconnected to the built up area. Development would affect the Green Belt gap between Farnley and the urban area.

Site Capacity (dwellings units):

570

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 2164

Site Name: Broad Oaks Farm, Churwell

Site Details

Northing:	428967	Area sq m:	95726.45	Ward	Morley North
Easting:	427671	Area Ha:	9.572645	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Transport - Transport tracks & ways
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1113.45	Distance to bus stop (metres)	622.93
Nearest Railway Station	Morley	Bus Stop ID	11121
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.99	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2164

Site Name: Broad Oaks Farm, Churwell

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/966/78/	Detached 3 bedroom, bungalow, with attached double garage, to agricultural site. (outline a	19/12/1978	09/02/1979	A	29.02

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Site relates poorly to settlement. Contained to the east by the railway but high chance of further sprawl to north and south. Would reduce green belt separation between settlements.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2164

Site Name: Broad Oaks Farm, Churwell

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

10% of the site falls within the core strategy standards for public transport, 90% to primary education, 5% to health and 0% to secondary education

Rank (1-5)

2

Access Comments

Landlocked - site has no access to adopted highway (track from Daisy Hill is not suitable). Relies on site 1282 for access but too much development off single access

Rank (1-5)

2

Local network comment

Cumulative impact

Rank (1-5)

3

Mitigation measure

[Empty box for mitigation measure]

Total score

7

Support?

no

Need to combine with other sites:

[Empty box for need to combine with other sites]

Suitability for partial development:

[Empty box for suitability for partial development]

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

Footbridge to replace nearby LC; General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

[Empty box for boundary amendment]

Natural England:

Education

[Empty box for education]

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for environment agency comments]

Environment Agency Constraints:

[Empty box for environment agency constraints]

Yorkshire Water Comments:

[Empty box for yorkshire water comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for yorkshire water waste water treatment works]

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2164

Site Name: Broad Oaks Farm, Churwell

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. By itself the site is isolated and unrelated to the existing settlement. Development would represent a significant incursion into the Green Belt gap between Morley and Middleton, setting a precedent for further sprawl. Highway concerns re access - no access to adopted highway.

Site Capacity (dwellings units):

251

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3000

Site Name: Land r/o 1-24a Street Lane, Gildersome

Site Details

Northing:	428421	Area sq m:	12048.13	Ward	Morley North
Easting:	424163	Area Ha:	1.204813	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Industry and business - Wholesale distribution
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Industry and business - Manufacturing & Wholesale
 Other uses: Neighbouring outdoor sport facility (cricket pitch)
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	2819.54	Distance to bus stop (metres)	73.91
Nearest Railway Station	Morley	Bus Stop ID	10597
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	16.86
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	97.89	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
12/04255/COND	Consent, agreement or approval required by conditions 7, 10, 15, 16 and 17 of Planning Application 11/03006/FU	05/10/2012		PCO	18.99
H23/385/74/	Outline application to erect one detached bungalow to vacant site.	28/08/1974	13/01/1975	R	25.99
07/07504/FU	Laying out of 8 car parking spaces and erection of 2 polytunnels to form nursery to vacant grass land	30/11/2007	18/02/2008	A	91.53
11/03006/FU	Change of use of and sub-division of barn and workshop to form 3 industrial starter units (B1 use)	15/07/2011	24/02/2012	A	18.99
11/00800/EXT	Extension of Time of application 07/07504/FU for laying out of 8 car parking spaces and erection of 2 polytunnels to form nursery to vacant grass land	25/02/2011	24/02/2012	W	91.53
23/226/03/CLU	Certificate of lawfulness for use as storage and distribution	16/04/2003	11/06/2003	R	97.02

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

The site is relatively small and adjoins residential development to the east and south, with a cricket ground to the north, so is relatively well contained and would have relatively limited impact on the Green Belt.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3000

Site Name: Land r/o 1-24a Street Lane, Gildersome

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of local services

Rank (1-5)

4

Access Comments

Access can only be achieved in conjunction with site 3004

Rank (1-5)

3

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

must be single allocation with site 3004

Total score

11

Support?

yes

Need to combine with other sites:

must be single allocation with site 3004

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3000

Site Name: Land r/o 1-24a Street Lane, Gildersome

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is relatively small and adjoining residential development to the east and south, with a cricket ground to the north, so is relatively well contained and would have relatively limited impact on the Green Belt. A comprehensive development along with site 3064 could be considered. Highways concerns re access.

Site Capacity (dwellings units):

32

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3003

Site Name: Spring Gardens, Drighlington, Bradford, BD11

Site Details

Northing:	428831	Area sq m:	15262.97	Ward	Morley North
Easting:	422711	Area Ha:	1.526297	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Residential - Dwellings
 Other uses: Neighbouring place of worship and shops
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4315.18	Distance to bus stop (metres)	106.86
Nearest Railway Station	Morley	Bus Stop ID	11413
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/233/84/	Outline application to erect d etached bungalow to agric ultural land.	03/08/1984	12/11/1984	A	87.75
H23/357/84/	4 bedroom detached bungalow wi th attached double garageto ag ricultural land. (outline a	17/12/1984	27/02/1985	A	97.62
H23/320/85/	Laying out of access road and erection of 4 bedroom detac hed bungalow, with attached do uble garage, to vacant sit	25/10/1985	29/05/1986	A	98.33
23/564/04/FU	Laying out of access and erection of 44 dwelling houses	28/09/2004	24/12/2004	W	95.82
23/107/96/OT	Outline application to layout access and erect 4 detached dwelling houses	01/04/1996	30/08/1996	R	69.25
H23/256/82/	Outline application to erect d etached house to vacant site. (site area 0.09ha)	18/08/1982	21/10/1985	W	10.70
H23/414/88/	Laying out of access and erect ion of detached stable block , to nursery garden and dwelli ng house.	19/09/1988	06/02/1989	A	97.15
23/182/99/FU	37 houses and 9 flats	18/06/1999	02/01/2003	W	96.99
23/408/05/FU	Laying out of access and erection of 42 dwelling houses and detached 2 storey community centre	26/08/2005	03/01/2006	R	98.63

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3003

Site Name: Spring Gardens, Drighlington, Bradford, BD11

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of secondary schools

Rank (1-5)

4

Access Comments

No access to be taken from Spring Gardens. Access achievable for less than 50 unts off King St close to Wakefield Road

Rank (1-5)

4

Local network comment

Small development unlikely to impact on local network

Rank (1-5)

4

Mitigation measure

mitigation unlikely for site on own but may be required if linked with adjacent sites

Total score

12

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3003

Site Name: Spring Gardens, Drighlington, Bradford, BD11

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site within existing settlement. Residential use is considered acceptable in principle. Adjoining site 2124 would require access through site 3003 to achieve access to highway.

Site Capacity (dwellings units):

48

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3007

Site Name: Land At M621 Junction 27 And Wakefield Road, Gildersome, Leeds, LS27

Site Details

Northing:	428040	Area sq m:	37077.40	Ward	Morley North
Easting:	424381	Area Ha:	3.70774	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Transport - Transport tracks & ways
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2584.68	Distance to bus stop (metres)	64.36
Nearest Railway Station	Morley	Bus Stop ID	7561
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	82.36
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.01	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3007

Site Name: Land At M621 Junction 27 And Wakefield Road, Gildersome, Leeds, LS27

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
10/04597/OT	Outline application to layout access road and erect light industry, general industry and warehouse development (Use Classes Class B1c, B2 and B8), a 90 bed hotel and pub/restaurant, with car parking	08/10/2010		PCO	88.76
23/360/03/RE	Renewal of outline permission to erect office development	18/06/2003	10/09/2007	A	100.00
23/265/01/FU	Variation of condition no 6 of application no 23/308/99/re (highways work)	09/07/2001	18/09/2001	A	89.98
23/308/99/RE	Renewal of outline permission to erect office development	13/10/1999	18/07/2000	A	99.65
23/95/94/DN	Determination for demolition of detached dwelling and outbuildings	31/03/1994	16/05/1994	A	63.22
23/410/00/FU	Variation of condition no 22 of application no 23/308/99/re (gross office floorspace)	14/11/2000	21/02/2001	A	89.98
23/2/95/OT	Outline application to erect office development	23/12/1994	27/02/1997	A	100.00
23/398/00/FU	Variation of condition no 6 of planning permission 23/308/99 (highway works)	02/11/2000	08/06/2001	R	89.98
PREAPP/09/00038	.	29/06/2009	01/09/2009	PRECAG	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3007

Site Name: Land At M621 Junction 27 And Wakefield Road, Gildersome, Leeds, LS27

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3007

Site Name: Land At M621 Junction 27 And Wakefield Road, Gildersome, Leeds, LS27

East Leeds

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of local services

Rank (1-5)

4

Access Comments

Access achievable onto the A650 - likely to require a signlised junction

Rank (1-5)

4

Local network comment

May require some local junction interventions

Rank (1-5)

4

Mitigation measure

signalised access and potential junction imporvements

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3007

Site Name: Land At M621 Junction 27 And Wakefield Road, Gildersome, Leeds, LS27

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Existing employment allocation in the existing UDP, well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.

Site Capacity (dwellings units):

97

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3056

Site Name: Wood Lane (land south of), Farnley, LS12 6

Site Details

Northing:	431117	Area sq m:	217767.78	Ward	Farnley and Wortley
Easting:	426408	Area Ha:	21.776778	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1431.87	Distance to bus stop (metres)	561.39
Nearest Railway Station	Cottingley	Bus Stop ID	2617
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	96.94	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3056

Site Name: Wood Lane (land south of), Farnley, LS12 6

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/78/77/	Levelling of farm land by tipp ing to rear of works.	22/02/1977	08/08/1977	A	23.42

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site with potential to lead to unrestricted sprawl unless linked to delivery of adjoining sites 1171B, 2078 and 4029.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3056

Site Name: Wood Lane (land south of), Farnley, LS12 6

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility for health and primary education, very poor access to employment and secondary education

Rank (1-5)

2

Access Comments

No frontage to adopted highway

Rank (1-5)

1

Local network comment

Congestion on Outer Ring Road and M621

Rank (1-5)

3

Mitigation measure

Access to site needed through adjoining sites with mitigation on local and strategic highway network

Total score

6

Support?

No

Need to combine with other sites:

Need to combine with 2078, 3057, 2114,2159,1171

Suitability for partial development:

Possible

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3056

Site Name: Wood Lane (land south of), Farnley, LS12 6

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Site Capacity (dwellings units):

275

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3057

Site Name: Cottingley Springs, Gelderd Road, Gildersome, Morley, LS27 7

Site Details

Northing:	430679	Area sq m:	74657.55	Ward	Farnley and Wortley
Easting:	426652	Area Ha:	7.465755	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Forestry - Unmanaged Forest
Existing Use 3:	Utilities & Infrastructure - Cemeteries and Crematoria
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Industry and business - Manufacturing & Wholesale
Neighbouring Use 3:	Forestry - Unmanaged Forest
Other uses:	Utilities & Infrastructure - Cemeteries and crematoria
Site State:	Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	952.55	Distance to bus stop (metres)	282.72
Nearest Railway Station	Cottingley	Bus Stop ID	8042
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.68	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3057

Site Name: Cottingley Springs, Gelderd Road,
Gildersome, Morley, LS27 7

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/54/83/	Laying out of cemetery to agri cultural site. (site area 2.98ha)	18/02/1983	14/03/1983	A	26.28

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3057

Site Name: Cottingley Springs, Gelderd Road, Gildersome, Morley, LS27 7

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses.

Conformity with Core Strategy

- | | | | | | |
|--------------------|--------------------------|---|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| | | Development unrelated to existing development | <input type="checkbox"/> | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3057

Site Name: Cottingley Springs, Gelderd Road, Gildersome, Morley, LS27 7

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Half site good for rail accessibility, very poor for everything else

Rank (1-5)

2

Access Comments

Good frontage with Gelderd Road

Rank (1-5)

5

Local network comment

Congestion on Outer Ring Road and M621

Rank (1-5)

3

Mitigation measure

Signalisation of access junction and Ring Road signals, possible mitigation for M621

Total score

10

Support?

No

Need to combine with other sites:

Suitability for partial development:

Possible due to rail accessibility

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but an area of mature woodland, UK Biodiversity Action Plan Priority Habitat, within the site.

Boundary Amendment

Supported with mitigation if Red hatched area excluded and boundary amended as per drawing RM/3057. Mitigation will still be required to ensure impacts on adjacent woodland habitat are addressed, and habitat enhancement carried out to connect the woodland area to the young woodland to the north-east (Hill Top Cemetery).

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comments]

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3057

Site Name: Cottingley Springs, Gelderd Road,
Gildersome, Morley, LS27 7

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses. Highways concerns re accessibility.

Site Capacity (dwellings units):

196

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3058

Site Name: Cottingley Springs and adjoining land to north and west

Site Details

Northing:	430221	Area sq m:	211813.48	Ward	Morley North
Easting:	426031	Area Ha:	21.181348	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Industry and business - Storage
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Agriculture
 Neighbouring Use 3:
 Other uses: Gypsy and traveller site
 Site State: Part greenfield and brownfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1362.14	Distance to bus stop (metres)	291.17
Nearest Railway Station	Cottingley	Bus Stop ID	10230
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
St. Bernard's Mill Gildersome recent pp	General Waste Management Sites

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3058

Site Name: Cottingley Springs and adjoining land to north and west

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3058

Site Name: Cottingley Springs and adjoining land to north and west

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Significant Green Belt incursion.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3058

Site Name: Cottingley Springs and adjoining land to north and west

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site does not meet any of the Core Strategy standards with just 2 buses per hour

Rank (1-5)

1

Access Comments

Ghost island r't lane exists with adequate visibilities - large development may require signals

Rank (1-5)

4

Local network comment

Development of this scale on the A62 is likely to create issues at the A62 / Ring Road junction which could not be mitigated without the need for third party land

Rank (1-5)

2

Mitigation measure

Unlikely to be achievable without 3rd party land

Total score

7

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the beck along the southern boundary - by leaving a 20 metre buffer from the beck. A pond to the north east corner that should be retained and enhanced.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3058

Site Name: Cottingley Springs and adjoining land to north and west

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Development would represent a significant incursion into Green Belt. Highways concerns re impact on A62/A6120 junction.

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3059

Site Name: Hill Top Cemetery off Gelderd Road, Wortley, LS12 6DJ

Site Details

Northing:	430307	Area sq m:	68656.11	Ward	Farnley and Wortley
Easting:	426803	Area Ha:	6.865611	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Utilities & Infrastructure - Cemeteries and Crematoria
 Existing Use 2: Agriculture
 Existing Use 3:
 Neighbouring Use 1: Utilities & Infrastructure - Cemeteries and Crematoria
 Neighbouring Use 2: Transport - Transport tracks & ways
 Neighbouring Use 3: Industry and business - Manufacturing & Wholesale
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	627.46	Distance to bus stop (metres)	119.39
Nearest Railway Station	Cottingley	Bus Stop ID	8042
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	94.23	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3059

Site Name: Hill Top Cemetery off Gelderd Road, Wortley,
LS12 6DJ

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/228/81/	Erection of 1.22m high chain link fence to cemetery.	05/06/1981	21/09/1981	W	66.45

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3059

Site Name: Hill Top Cemetery off Gelderd Road, Wortley, LS12 6DJ

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have a significant effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3059

Site Name: Hill Top Cemetery off Gelderd Road, Wortley, LS12 6DJ

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site is within 800m of Cottingley Rail station but the route is poor. Other standards are not met. New footways on the A62 would be required

Rank (1-5)

2

Access Comments

Space exists to implement a right turn lane

Rank (1-5)

4

Local network comment

Cumulative impact issues with other development on A62

Rank (1-5)

3

Mitigation measure

New footway along site frontage. Work at A62/A6120 junction likely to require 3rd party land

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the beck along the southern boundary - by leaving a 20 metre buffer from the beck and retaining the areas of scrub and trees between the beck and the motorway.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3059

Site Name: Hill Top Cemetery off Gelderd Road, Wortley, LS12 6DJ

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3059

**Site Name: Hill Top Cemetery off Gelderd Road, Wortley,
LS12 6DJ**

Green Belt site. The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.

Site Capacity (dwellings units):

180

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 3060

Site Name: Gilead Farm, Bell Royd Farm and Cricket Hill, Gelderd Road, Gildersome, Morley, LS27 7LX

Site Details

Northing:	429656	Area sq m:	1197731.83	Ward	Farnley and Wortley
Easting:	425809	Area Ha:	119.773183	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Residential - Hotels, boarding and guest houses
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Transport - Transport tracks & ways
Neighbouring Use 3:	Residential - Dwellings
Other uses:	Gypsy and traveller site
Site State:	Predominantly greenfield with limited brownfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1628.80	Distance to bus stop (metres)	223.31
Nearest Railway Station	Cottingley	Bus Stop ID	6630
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	6.96
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Sloping and undulating site

UDP Designation

Greenbelt - N32 (%):	97.52	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: Yes Within 100m of Minerals Safeguarding Site?: Yes

<i>Site</i>	<i>Site Type</i>
St. Bernard's Mill Gildersome recent pp	General Waste Management Sites

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3060

Site Name: Gilead Farm, Bell Royd Farm and Cricket Hill,
Gelderd Road, Gildersome, Morley, LS27 7LX

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3060

Site Name: Gilead Farm, Bell Royd Farm and Cricket Hill, Gelderd Road, Gildersome, Morley, LS27 7LX

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

Greenbelt Assessment Conclusion:

The site is a major incursion into Green Belt. Development would significantly reduce the Green Belt gap between Gildersome, New Farnley and Lower Wortley. Preventing coalescence of settlements is one of the purposes of Green belt.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3060

Site Name: Gilead Farm, Bell Royd Farm and Cricket Hill, Gelderd Road, Gildersome, Morley, LS27 7LX

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Small parts of the site meet Core Strategy standards. The A62 has 2 buses per hour. Significant parts of the site are cut off from direct walking routes by woodland

Rank (1-5)

2

Access Comments

Access achievable from numerous location on A62 - signals may be required together with speed limit reductions and new footways

Rank (1-5)

4

Local network comment

Development of this scale on the A62 is likely to create significant issues at the A62 / Ring Road junction which could not be mitigated without the need for third party land

Rank (1-5)

1

Mitigation measure

Unlikely to be achievable without 3rd party land

Total score

7

Support?

no

Need to combine with other sites:

Suitability for partial development:

a substantially smaller area may be acceptable in terms of accessibility and local network impacts

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but valuable water courses in the north and north-west of the site including Farnley Wood Beck, and associated semi-improved grasslands and scrub. Also Clubbed Oaks and Dean Wood Local Nature Area to the south, and disused railway to the north-east.

Boundary Amendment

Supported with mitigation if Red hatched areas excluded and boundary amended as per drawings RM/3060 (1 and 2). Mitigation will still be required to ensure impacts on adjacent habitats are addressed, and habitat connectivity designed into the layout using existing and new hedgerows and tree belts to connect north to the becks and south to the woodland. Where appropriate, 20 metre buffer zones to be created adjacent to areas of woodland and becks.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3060

Site Name: Gilead Farm, Bell Royd Farm and Cricket Hill,
Gelderd Road, Gildersome, Morley, LS27 7LX

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3060

**Site Name: Gilead Farm, Bell Royd Farm and Cricket Hill,
Gelder Road, Gildersome, Morley, LS27 7LX**

Conclusion summary:

Green Belt site. The site is a major incursion into Green Belt. Development would significantly reduce the Green Belt gap between Gildersome, New Farnley and Lower Wortley. Preventing coalescence of settlements is one of the purposes of Green belt. Highways concerns re cumulative impact on the A62 and A62/ A6120 junction.

Site Capacity (dwellings units):

3144

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

Site Ref: 3061

Site Name: Cricket Hill Brow, Gelderd Road, Geldersome, Morley, LS27 7LS

Site Details

Northing:	429375	Area sq m:	23532.70	Ward	Morley North
Easting:	425095	Area Ha:	2.35327	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses: Equestrian
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	2259.61	Distance to bus stop (metres)	327.02
Nearest Railway Station	Morley	Bus Stop ID	4326
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	8.30
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3061

Site Name: Cricket Hill Brow, Gelderd Road, Gildersome,
Morley, LS27 7LS

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3061

Site Name: Cricket Hill Brow, Gelderd Road, Gildersome, Morley, LS27 7LS

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Development would not be well related to the existing settlement form and could set a precedent for further sprawl.

Conformity with Core Strategy

- | | | | | | |
|--------------------|--------------------------|---|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| | | Development unrelated to existing development | <input type="checkbox"/> | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3061

Site Name: Cricket Hill Brow, Gelderd Road, Gildersome, Morley, LS27 7LS

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards except secondary school

Rank (1-5)

4

Access Comments

Access via Hawthorn Close not acceptable - too narrow and long, no footways and issues at junction with Branch End

Rank (1-5)

1

Local network comment

Issues of increased movements at junction with branch End and cumulative impacts

Rank (1-5)

2

Mitigation measure

Total score

7

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3061

Site Name: Cricket Hill Brow, Gelderd Road, Gildersome, Morley, LS27 7LS

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development would not be well related to the existing settlement form and could set a precedent for further sprawl. Unacceptable site access.

Site Capacity (dwellings units):

62

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3062

Site Name: Land rear of 51 Harthill Rise, Harthill Lane, Gildersome, LS27 7

Site Details

Northing:	429486	Area sq m:	9496.16	Ward	Morley North
Easting:	424810	Area Ha:	0.949616	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Residential - Dwellings
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	2558.90	Distance to bus stop (metres)	388.18
Nearest Railway Station	Morley	Bus Stop ID	13226
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.81	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?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3062

Site Name: Land rear of 51 Harthill Rise, Harthill Lane,
Gildersome, LS27 7

Planning History

Site Ref: 3062

Site Name: Land rear of 51 Harthill Rise, Harthill Lane,
Gildersome, LS27 7

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

The site is not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3062

Site Name: Land rear of 51 Harthill Rise, Harthill Lane, Gildersome, LS27 7

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards except secondary school

Rank (1-5)

4

Access Comments

Effectively landlocked

Rank (1-5)

1

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3062

Site Name: Land rear of 51 Harthill Rise, Harthill Lane, Gildersome, LS27 7

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.

Site Capacity (dwellings units):

30

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3063

Site Name: Land adjacent to 57b Spring View,
Gildersome, Morley, LS27 7HG

Site Details

Northing:	429513	Area sq m:	37876.87	Ward	Morley North
Easting:	424625	Area Ha:	3.787687	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Residential - Dwellings
 Existing Use 3: Agriculture
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2729.94	Distance to bus stop (metres)	339.70
Nearest Railway Station	Morley	Bus Stop ID	386
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.22	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3063

Site Name: Land adjacent to 57b Spring View,
Gildersome, Morley, LS27 7HG

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3063

Site Name: Land adjacent to 57b Spring View,
Gildersome, Morley, LS27 7HG

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

No existing defensible boundaries and development could set a precedent for further unrestricted sprawl.

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3063

Site Name: Land adjacent to 57b Spring View,
Gildersome, Morley, LS27 7HG

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards except secondary school

Rank (1-5)

4

Access Comments

Very poor access options - no way to access housing development

Rank (1-5)

1

Local network comment

Potential cumulative impact with adjacent sites

Rank (1-5)

4

Mitigation measure

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3063

Site Name: Land adjacent to 57b Spring View,
Gildersome, Morley, LS27 7HG

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.

Site Capacity (dwellings units):

85

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

Site Ref: 3064

Site Name: Land adjacent to Birchfield Primary School,
Birchfield Avenue, Gildersome, Morley, LS27

Site Details

Northing:	428693	Area sq m:	178319.12	Ward	Morley North
Easting:	423991	Area Ha:	17.831912	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 3: Residential - Dwellings
 Other uses: Neighbouring - Education
 Site State: Majority greenfield, school building brownfield

Site Detail

Topography:	Undulating	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	3030.97	Distance to bus stop (metres)	254.75
Nearest Railway Station	Morley	Bus Stop ID	7820
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.06
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.40	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.14		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3064

Site Name: Land adjacent to Birchfield Primary School,
Birchfield Avenue, Gildersome, Morley, LS27

Planning History

Site Ref: 3064

Site Name: Land adjacent to Birchfield Primary School, Birchfield Avenue, Gildersome, Morley, LS27

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Whilst release of the site would be of significant scale, development could effectively 'round off' the settlement, especially if combined with site 3000.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3064

Site Name: Land adjacent to Birchfield Primary School, Birchfield Avenue, Gildersome, Morley, LS27

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of local services

Rank (1-5)

4

Access Comments

The site appears to have no obvious access or link to the adopted highway. There is the possibility access through the primary school site if this is to be relocated but a second access would also be required. Adjacent sites might link to Bradford Road

Rank (1-5)

2

Local network comment

A site of this size is likely to require mitigation at nearby junctions and particularly at junction 27 of the M62 and on the A62

Rank (1-5)

3

Mitigation measure

mitigation works likely to be required to improve highway capacity

Total score

9

Support?

No

Need to combine with other sites:

sites 3000 and 3004 might give an access option but a second access would be required

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comments]

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3064

Site Name: Land adjacent to Birchfield Primary School,
Birchfield Avenue, Gildersome, Morley, LS27

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Whilst release of the site would be of significant scale, development could effectively 'round off' the settlement, especially if combined with site 3064. A comprehensive development along with site 3000 could be considered. Highways concerns re access. The site area includes part of the Birchfield Primary School. The site boundary needs amending to exclude the school site.

Site Capacity (dwellings units):

401

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3068

Site Name: Land north of Valley Mills, Valley Road, Morley, LS27 8AA

Site Details

Northing:	428603	Area sq m:	21990.02	Ward	Morley North
Easting:	427577	Area Ha:	2.199002	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Transport - Transport tracks & ways
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	788.44	Distance to bus stop (metres)	578.52
Nearest Railway Station	Morley	Bus Stop ID	2207
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3068

Site Name: Land north of Valley Mills, Valley Road,
Morley, LS27 8AA

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
11/00022/COND	Consent, agreement or approval required by condition 13 of Planning Application 08/06433/FU	05/01/2011	18/01/2011	A	90.55
08/06433/FU	Engineering works to facilitate the remediation of the site	20/11/2008	20/04/2009	A	90.55

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3068

Site Name: Land north of Valley Mills, Valley Road, Morley, LS27 8AA

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Small site that is isolated from urban area. Contained to south by railway but potential for further sprawl to the north. Relates poorly to settlement.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development <input type="checkbox"/>					

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3068

Site Name: Land north of Valley Mills, Valley Road, Morley, LS27 8AA

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

All of the site within the core strategy standards for public transport and primary education, not health or secondary education

Rank (1-5)

3

Access Comments

Landlocked - site has no access to adopted highway (track from Daisy Hill is not suitable). Relies on site 1282 for access but too much development off single access

Rank (1-5)

2

Local network comment

Cumulative impact

Rank (1-5)

3

Mitigation measure

Total score

8

Support?

No

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3068

Site Name: Land north of Valley Mills, Valley Road,
Morley, LS27 8AA

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is isolated with no road access, and totally unrelated to the existing urban area. The land falls away towards the railway. Development of this site in isolation would result in an island of development surrounded by Green Belt, within the gap between the settlements of Morley and Middleton.

Site Capacity (dwellings units):

58

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 3069

Site Name: Harvester White Rose Pub, Dewsbury Road, Morley, Leeds, LS27 8PL

Site Details

Northing:	427654	Area sq m:	47151.73	Ward	Morley South
Easting:	428424	Area Ha:	4.715173	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Utilities & Infrastructure - Post and Telecom
 Existing Use 3: Residential - Dwellings
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Transport - Transport tracks & ways
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1528.27	Distance to bus stop (metres)	154.12
Nearest Railway Station	Morley	Bus Stop ID	4947
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Pylon and cable runs through the site.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3069

Site Name: Harvester White Rose Pub, Dewsbury Road,
Morley, Leeds, LS27 8PL

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/193/91/	Outline application to layout access and erect 2 storey television centre and studios with car parking, landscaping	17/05/1991	19/02/1992	W	74.50

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3069

Site Name: Harvester White Rose Pub, Dewsbury Road, Morley, Leeds, LS27 8PL

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Isolated site set away from urban area. Contained to the east by motorway, however, development up to this point would reduce the separation between Morley and Middleton.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3069

Site Name: Harvester White Rose Pub, Dewsbury Road, Morley, Leeds, LS27 8PL

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access Comments

Access from Wide Lane would require widening into site and the loss of all trees on boundary

Rank (1-5)

4

Local network comment

Site may require some off-site mitigation works

Rank (1-5)

4

Mitigation measure

Could provide access to adjacent sites

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

joint approach with 1279, 1285, 3120 & 1018 (inc access). Access solution requires consideration of 1275

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the beck along the south by providing a 20 metre buffer.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3069

Site Name: Harvester White Rose Pub, Dewsbury Road, Morley, Leeds, LS27 8PL

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. This is the eastern site of three that adjoin Morley along Wide Lane, and being the furthest from the urban area release of this site alone would result in an isolated development within the Green Belt gap between Morley and Middleton.

Site Capacity (dwellings units):

124

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3075

Site Name: Scrap Yard, Thorpe Lane, Middleton, Leeds, LS10 4EP

Site Details

Northing:	426857	Area sq m:	67924.59	Ward	Ardsley and Robin Hood
Easting:	429795	Area Ha:	6.792459	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Other
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Transport - Transport tracks & ways
Neighbouring Use 2:	Agriculture
Neighbouring Use 3:	Forestry - Unmanaged Forest
Other uses:	Scrap Yard
Site State:	Brownfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3093.83	Distance to bus stop (metres)	213.38
Nearest Railway Station	Morley	Bus Stop ID	11867
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.25	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3075

Site Name: Scrap Yard, Thorpe Lane, Middleton, Leeds,
LS10 4EP

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H22/208/84/	Alterations and first floor extension, to form 1, 2 bedroom flat over workshop, garage and store, to dismantlin	09/10/1984	09/05/1985	A	19.03
H21/129/81/	2, 3 bedroom semi-detached bungalows, and detached vehicle body repair workshop and store with vehicle dismantlin	31/03/1981	15/06/1981	A	18.34
H22/105/84/	Alterations and extension, to form utility room and detached rendered concrete block double garage, to side of semi-de	24/05/1984	19/06/1984	A	20.72
H21/43/83/	Outline application to layout access and erect detached house and detached store, with lorry garage, flat and offices, a	11/03/1983	17/02/1984	W	15.54
H22/156/88/1	To layout access and vehicle dismantling/storage yards, and erect 2 detached bungalows, each with attached garage, er	15/07/1988	15/08/1989	A	19.64
H22/129/83/1	Amendment to previous application involving the personal condition for the laying out of access and erection	15/07/1986	15/09/1986	A	15.37
H22/179/88/	To lay out extended vehicle dismantling yard and erect two detached bungalows, each with attached garage, with landscaping	15/08/1988	15/08/1989	A	20.30
H22/129/83/	Laying out of access and erection of detached garage and store and detached lorry garage, auto parts store, office, sa	13/07/1983	01/10/1984	A	15.47

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3075

Site Name: Scrap Yard, Thorpe Lane, Middleton, Leeds, LS10 4EP

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Existing employment site that is set to the south of the main road, a defensible boundary to the settlement pattern and development of the site would extend the existing built up area to the south..

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3075

Site Name: Scrap Yard, Thorpe Lane, Middleton, Leeds, LS10 4EP

East Leeds

SHLAA Conclusions

Availability: Unknown

Suitability: No

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 4 buses per hour. 80% of the site meets the core strategy standards for primary & secondary education, 80% primary health, 100% employment

Rank (1-5)

4

Access Comments

Access ok from Thorpe Lane

Rank (1-5)

5

Local network comment

Spare capacity but cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

12

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the Dolphin Beck which lies under the southern section of this site. Includes parts of the Dolphin Beck Marsh Leeds Nature Area but it is not clear from the aerial photograph how much of this site-based esignation (and UK BAP Habitat) has been destroyed by the existing land use. Exclude the line of the Dolphin Beck and a 20m habitat corridor on both sides and restore this important wildlife corridor, and link it eastwards to the woodland of Thorpe Wood. Water Voles to consider.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3075

Site Name: Scrap Yard, Thorpe Lane, Middleton, Leeds, LS10 4EP

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3075

**Site Name: Scrap Yard, Thorpe Lane, Middleton, Leeds,
LS10 4EP**

Conclusion summary:

Green Belt site. Site is currently in use as a scrap yard. Site would require remedial work before any alternative use could be considered. In Green Belt terms the site does not relate particularly well to the existing settlement pattern and development of the site would extend the existing built up urban area to the south.

Site Capacity (dwellings units):

178

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 3077A

Site Name: 118-168 Rein Road, Tingley, Wakefield, WF3 1JB

Site Details

Northing:	425608	Area sq m:	93987.71	Ward	Morley South
Easting:	427249	Area Ha:	9.398771	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Vacant and derelict - Vacant land
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	2514.04	Distance to bus stop (metres)	269.11
Nearest Railway Station	Morley	Bus Stop ID	10657
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3077A

Site Name: 118-168 Rein Road, Tingley, Wakefield, WF3
1JB

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/737/80/	Detached 1000 litre oxygen storage tank to brick works.	29/12/1980	16/02/1981	A	83.02

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3077A

Site Name: 118-168 Rein Road, Tingley, Wakefield, WF3 1JB

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Site does not relate well to settlement. Potential for urban sprawl and no defensible green belt boundary.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3077A

Site Name: 118-168 Rein Road, Tingley, Wakefield, WF3 1JB

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access Comments

Potential access off Dewsbury Road (through adjacent part B) shared with 1135 and secondary access off Rein Road

Rank (1-5)

3

Local network comment

A site of this size is likely to require off-site mitigation works

Rank (1-5)

4

Mitigation measure

Same as site 3078

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

combine with 3078, 1072 & 1135

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the Woodkirk Beck - including providing a 20 metre buffer both sides of the beck and creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3077A

Site Name: 118-168 Rein Road, Tingley, Wakefield, WF3 1JB

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site A is set behind the neighbouring residential properties, and there are open fields beyond the site's boundary. Single access achievable from Rein Road would limit capacity to 200 dwellings.

Site Capacity (dwellings units): 246 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3077B

Site Name: 118-168 Rein Road, Tingley, Wakefield, WF3 1JB

Site Details

Northing:	425364	Area sq m:	47456.62	Ward	Morley South
Easting:	427082	Area Ha:	4.745662	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Vacant and derelict - Vacant land
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Mineral workings and quarries
 Neighbouring Use 3: Recreation & Leisure - Outdoor sport facility
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2744.49	Distance to bus stop (metres)	259.99
Nearest Railway Station	Morley	Bus Stop ID	9394
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.01		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Howley Park Quarry & Brickworks Morley	Landfill Sites
Howley Park Quarry & Brickworks Morley	Quarries

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3077B

Site Name: 118-168 Rein Road, Tingley, Wakefield, WF3
1JB

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/32/78/	Alterations and extension, to form toilets and lobby, to cricket club.	16/01/1978	20/02/1978	A	13.15
H23/737/80/	Detached 1000 litre oxygen storage tank to brick works.	29/12/1980	16/02/1981	A	99.82
H23/608/80/	Alterations and extensions to existing clubhouse to form detached clubhouse, with lounge, changing rooms, tea room,	24/09/1980	05/01/1981	A	16.20

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3077B

Site Name: 118-168 Rein Road, Tingley, Wakefield, WF3 1JB

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Relates poorly to settlement, this section of the site is to the south of the beck, no defensible boundary to south which could lead to further sprawl.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3077B

Site Name: 118-168 Rein Road, Tingley, Wakefield, WF3 1JB

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access Comments

Potential access off Dewsbury Road shared with 1135 and secondary access off Rein Road

Rank (1-5)

4

Local network comment

A site of this size is likely to require off-site mitigation works

Rank (1-5)

4

Mitigation measure

Same as site 3078

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

combine with 3078, 1072 & 1135

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the Woodkirk Beck - including providing a 20 metre buffer both sides of the beck and creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comments]

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3077B

Site Name: 118-168 Rein Road, Tingley, Wakefield, WF3 1JB

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site B is unrelated to the existing settlement. The site slopes steeply towards the beck making any development difficult. Development would set a precedent for further encroachment or sprawl.

Site Capacity (dwellings units): 124 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3078A

Site Name: Land surrounding St Mary's Church/Cemetary/Parish Centre, Dewsbury

Site Details

Northing:	425174	Area sq m:	59428.66	Ward	Morley South
Easting:	427465	Area Ha:	5.942866	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Industry and business - Manufacturing & Wholesale
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield and brownfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2975.26	Distance to bus stop (metres)	183.98
Nearest Railway Station	Morley	Bus Stop ID	12095
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	98.60	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3078A

Site Name: Land surrounding St Mary's
Church/Cemetary/Parish Centre, Dewsbury

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
23/91/99/FU	Golf driving range to sports centre	09/04/1999	12/12/2000	R	84.64
H23/948/76/	Use of agricultural land as golf course, and change of use of farmhouse to clubhouse.	10/12/1976	09/05/1977	W	11.01
H23/9/83/	Use of part of garden as fruit and vegetable sales, with stall and 4 car parking spaces .	10/01/1983	14/02/1983	A	39.63

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3078A

Site Name: Land surrounding St Mary's Church/Cemetary/Parish Centre, Dewsbury

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Strong links to settlement. Development would partially round off built up area, but there is no defensible boundary to the south.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3078A

Site Name: Land surrounding St Mary's Church/Cemetary/Parish Centre, Dewsbury

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access Comments

Access achievable from Quarry Lane to eastern part with signalised x-roads at Quarry Lane / Dewsbury Road jct to access western half, with the potential for a secondary access to Syke Road to the east

Rank (1-5)

4

Local network comment

A site of this size is likely to require off-site mitigation works

Rank (1-5)

4

Mitigation measure

Pedestrian crossing on Dewsbury Road, good pedestrian links in and through the site and new signalised junction

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the Woodkirk Beck - including providing a 20 metre buffer both sides of the beck and creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3078A

Site Name: Land surrounding St Mary's Church/Cemetary/Parish Centre, Dewsbury

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Site 3078 has been split into A and B. Site A is well related to the existing settlement and development could constitute a partial 'rounding off' of the settlement.

Site Capacity (dwellings units): 133 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3078B

Site Name: Land surrounding St Mary's Church/Cemetary/Parish Centre, Dewsbury

Site Details

Northing:	424905	Area sq m:	296248.90	Ward	Morley South
Easting:	427195	Area Ha:	29.62489	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Industry and business - Wholesale distribution
Existing Use 3:	Residential - Dwellings
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Mix (Mainly greenfield)

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3210.15	Distance to bus stop (metres)	125.18
Nearest Railway Station	Morley	Bus Stop ID	7824
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	1.54	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Church / cemetery on site (listed).

UDP Designation

Greenbelt - N32 (%):	99.73	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.01		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3078B

Site Name: Land surrounding St Mary's
Church/Cemetary/Parish Centre, Dewsbury

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/263/86/	Detached pavilion, with changing rooms, toilets, store and viewing area, to sports club.	10/09/1986	23/03/1987	A	14.56
H23/255/84/	Laying out of 9 hole golf course, to vacant site. (site area 2.95ha)	24/08/1984	29/07/1985	A	14.66
H23/948/76/	Use of agricultural land as golf course, and change of use of farmhouse to clubhouse.	10/12/1976	09/05/1977	W	47.44
H23/245/77/	Use of agricultural land as 18 hole golf course and change of use of farmhouse to clubhouse. (part of this applied)	15/04/1977	01/08/1977	A	57.28

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3078B

Site Name: Land surrounding St Mary's Church/Cemetary/Parish Centre, Dewsbury

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have a significant effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Church / cemetery on site, development would impact on character of the area. Large site that relates poorly to settlement. High potential for further sprawl.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3078B

Site Name: Land surrounding St Mary's Church/Cemetary/Parish Centre, Dewsbury

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

Access Comments

Access achievable from Quarry Lane to eastern part with signalised cross roads at Quarry Lane / Dewsbury Road junction to access western half, with the potential for a secondary access to Syke Road to the east

Rank (1-5)

4

Local network comment

A site of this size is likely to require off-site mitigation works

Rank (1-5)

4

Mitigation measure

Pedestrian crossing on Dewsbury Road, good pedestrian links in and through the site, new signalised junction

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the Woodkirk Beck - including providing a 20 metre buffer both sides of the beck and creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3078B

Site Name: Land surrounding St Mary's Church/Cemetary/Parish Centre, Dewsbury

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. SHLAA 3078 has been split into A and B. Site B has poorly defined boundaries and includes roads, dwellings, a sports club and St Marys Church and cemetery. The site relates poorly to the settlement and development would result in a significant incursion into Green Belt, in the strategic gap between Leeds and Kirklees.

Site Capacity (dwellings units): 666 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3120

Site Name: Topcliffe Grange, Dewsbury Road, Morley, WF3 1SH

Site Details

Northing:	427343	Area sq m:	229405.18	Ward	Morley South
Easting:	428072	Area Ha:	22.940518	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Industry and business - Storage
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield and brownfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1345.05	Distance to bus stop (metres)	361.48
Nearest Railway Station	Morley	Bus Stop ID	11872
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	4.82
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.99	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:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.03		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3120

Site Name: Topcliffe Grange, Dewsbury Road, Morley,
WF3 1SH

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/328/79/	Outline application to erect detached house to farm, and alter existing farmhouse to form farm shop and office.	09/05/1979	28/01/1980	A	99.14
H23/63/81/	Regrading of land and planting to form access strip around pig unit.	17/02/1981	30/03/1981	A	17.80
H23/1029/79/	Change of use of part of farm to haulage depot, with vehicle maintenance workshop, and office, and with lorry park	11/12/1979	18/09/1980	R	99.02
H23/127/78/	Detached farmhouse, comprising 4 bedrooms, bathroom, 2 shower rooms, kitchen, dining room, lounge, utility room and p	20/02/1978	10/04/1978	A	99.24

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3120

Site Name: Topcliffe Grange, Dewsbury Road, Morley, WF3 1SH

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Site relates poorly to settlement. Development would reduce separation between Morley and Middleton. Road to east contains site but limited scope for further sprawl to north and south.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3120

Site Name: Topcliffe Grange, Dewsbury Road, Morley, WF3 1SH

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

70% of site meets Core Strategy standards except health and local services

Rank (1-5)

3

Access Comments

Existing access is via Dewsbury Road which isn't suitable. Further access points would rely on adjacent sites - on Wide Lane, from which the number of dwellings could be prohibitive, and Topcliffe Lane which is through an industrial estate or residential area

Rank (1-5)

3

Local network comment

Likely to require off-site mitigation and cumulative impacts

Rank (1-5)

4

Mitigation measure

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3120

Site Name: Topcliffe Grange, Dewsbury Road, Morley, WF3 1SH

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The north western side of the site is separated from the existing residential area by a steep cutting with a small beck flowing through. The eastern side of the site is dominated by employment uses. The north eastern boundary is tree lined. Development would represent a significant incursion into Green Belt and set a precedent for further sprawl and pressure for release of adjacent sites to the southwest.

Site Capacity (dwellings units):

602

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3189

Site Name: Bridge Street, Morley

Site Details

Northing:	426912	Area sq m:	2684.20	Ward	Morley South
Easting:	426651	Area Ha:	0.26842	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Residential - Residential institution
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1234.73	Distance to bus stop (metres)	51.61
Nearest Railway Station	Morley	Bus Stop ID	7351
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.01	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3189

Site Name: Bridge Street, Morley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/00733/FU	Change of use involving part demolition of school, to form 3 houses, demolition of caretakers dwelling and erection of 3 storey block of 11 flats, with car parking	07/02/2008	08/05/2008	A	100.00
H23/234/87/	Detached toilet block to school. (this item is also notice under regulation 4(1) of the town and c	23/07/1987	28/09/1987	A	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3189

Site Name: Bridge Street, Morley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

Access from Bridge Street should be achievable

Rank (1-5)

5

Local network comment

Spare capacity but cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3189

Site Name: Bridge Street, Morley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Former school site in residential area with expired planning permission for housing development. Residential development therefore considered acceptable in principle.

Site Capacity (dwellings units):

14

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3320

Site Name: Thorpe Villa (land to north) Middleton Lane, Thorp, LS10 4GY

Site Details

Northing:	427299	Area sq m:	277625.15	Ward	Ardsley and Robin Hood
Easting:	431484	Area Ha:	27.762515	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Forestry - Unmanaged Forest
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Forestry - Unmanaged Forest
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4590.54	Distance to bus stop (metres)	463.33
Nearest Railway Station	Morley	Bus Stop ID	2849
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.99	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3320

Site Name: Thorpe Villa (land to north) Middleton Lane,
Thorp, LS10 4GY

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3320

Site Name: Thorpe Villa (land to north) Middleton Lane, Thorp, LS10 4GY

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Large site that relates poorly to settlement. Contained to the north by trees but would reduce separation between settlement and Middleton, potential for additional sprawl to east and west.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3320

Site Name: Thorpe Villa (land to north) Middleton Lane, Thorp, LS10 4GY

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Public Transport not in line with Core Strategy standards and has a lack in local services

Rank (1-5)

2

Access Comments

Access from Middleton Lane

Rank (1-5)

5

Local network comment

Spare capacity but cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

11

Support?

No

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the Woodkirk Beck - including providing a 20 metre buffer both sides of the beck and creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per Drawing RM/3320. Mitigation will still be required to protect and enhance the boundaries adjacent to all woodland - providing a minimum 20 metre buffer to be planted with native shrubs and small trees. The woodland areas should not be broken up by roads or other development (any existing gaps should be planted up to provide a coherent ecological network rather than used for access). A minimum 20 metre buffer should also be provided along the Throstle Carr Beck which runs along the northern boundary.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3320

Site Name: Thorpe Villa (land to north) Middleton Lane, Thorp, LS10 4GY

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3320

Site Name: Thorpe Villa (land to north) Middleton Lane,
Thorp, LS10 4GY

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is unrelated to the settlement. Development would represent a significant incursion into Green Belt of a scale out of keeping with Thorpe on the Hill to the south, and would set a precedent for further unrestricted sprawl.

Site Capacity (dwellings units):

624

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 3365

Site Name: Westerton Road, Tingley

Site Details

Northing:	425446	Area sq m:	36996.27	Ward	Ardsley and Robin Hood
Easting:	429347	Area Ha:	3.699627	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Vacant & Derelict - Vacant building
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3571.16	Distance to bus stop (metres)	131.67
Nearest Railway Station	Morley	Bus Stop ID	4864
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3365

Site Name: Westerton Road, Tingley

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Yes
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Strong links to settlement. Site is well contained with low potential for further sprawl.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3365

Site Name: Westerton Road, Tingley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

2/3buses per hour, 100% primary & secondary education, 100% primary health

Rank (1-5)

4

Access Comments

Access from Westerton Road looks ok

Rank (1-5)

5

Local network comment

spare capacity but cumulative issues

Rank (1-5)

4

Mitigation measure

new footway along site frontage

Total score

13

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the woodland at the south-western tip of this proposed allocation (which is adjacent to Ardsley Reservoir LNA - an open water area valuable for passage and wintering birds) by providing a minimum 20 metre buffer of native shrubs and small trees. Landscaping within the site should include mainly native trees to increase feeding and breeding opportunities for birds.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3365

Site Name: Westerton Road, Tingley

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site has a long road frontage within established residential area, so relates well to the existing settlement and development would not set a precedent for further sprawl. Southern area of the site is bounded by tree line.

Site Capacity (dwellings units):

83

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3372

Site Name: East side of Baghill Road, West Ardsley

Site Details

Northing:	424964	Area sq m:	12722.90	Ward	Ardsley and Robin Hood
Easting:	427769	Area Ha:	1.27229	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3243.61	Distance to bus stop (metres)	79.44
Nearest Railway Station	Morley	Bus Stop ID	13897
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3372

Site Name: East side of Baghill Road, West Ardsley

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3372

Site Name: East side of Baghill Road, West Ardsley

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3372

Site Name: East side of Baghill Road, West Ardsley

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site lies within the accessibility zone for to 2 buses per hour and 100% of the site lies meets the core strategy standards for primary & secondary education and primary health.

Rank (1-5)

3

Access Comments

Access should be achievable from Baghill Road

Rank (1-5)

5

Local network comment

Spare capacity but cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

12

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3372

Site Name: East side of Baghill Road, West Ardsley

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Designated as N11 - open land on the existing UDP, not within the Green Belt. Whilst in considering the UDP, the Inspector conceded that development of some of the N11 land for housing could not be ruled out, the importance of open views across the site was emphasised. This site is on the brow of a hill which provides views across and into the site. Development would affect the open character of this part of the wider UDP designation.

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3372

Site Name: East side of Baghill Road, West Ardsley

Site Capacity (dwellings units):

40

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

Site Ref: 3373A

Site Name: Haigh Wood, West Ardsley

Site Details

Northing:	425118	Area sq m:	57824.35	Ward	Ardsley and Robin Hood
Easting:	428023	Area Ha:	5.782435	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Forestry - Unmanaged Forest
 Existing Use 3: Vacant and derelict - Vacant land
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	3169.83	Distance to bus stop (metres)	283.70
Nearest Railway Station	Morley	Bus Stop ID	8553
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3373A

Site Name: Haigh Wood, West Ardsley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/212/81/	Outline application to erect residential development to each of two vacant sites. (site area 24.82ha).	31/03/1981	11/02/1985	R	29.52
H23/213/81/	Outline application to erect residential development to agricultural site. (site area 4ha).	31/03/1981	11/02/1985	R	50.44

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3373A

Site Name: Haigh Wood, West Ardsley

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site lies within the accessibility standards for 2/3buses per hour, primary and secondary education and primary health

Rank (1-5)

3

Access Comments

Limited site frontages, could access from Upper Green Drive or Avenue - given shape of site a secondary pedestrian / cycle access would be required

Rank (1-5)

4

Local network comment

Cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Comment awaited

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). This site includes HaighWood and Baghill Beck Local Nature Area which fall under UK Biological Action Plan priority habitats - a mixture of woodland, scrub and grassland habitats alongside Baghill Beck. There are a number of wide hedgerow/woodland belts throughout the site that provide a valuable habitat. Water vole has been recorded on the Hey Beck. The Baghill Beck flows into this water course and could support this species. Bats to consider.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/3373. This will result in an allocation that is separated to the west and east of Baghill Beck - there should not be a connecting road that goes through or over the beck and its associated grassland/scrub/woodland as this would fragment this habitat. Mitigation will be required to protect and enhance the boundary with Haigh Wood, adjacent scrub and grasslands and Baghill Beck by providing a 20 metre buffer with native shrub and small tree planting. Adjacent to the beck (in the 20 metre buffer) there should be flood water attenuation ponds designed to retain a minimum of 500mm of water for Water Vole enhancement linked to the beck corridor. There are also a number of species-rich hedgerows (UK BAP Priority habitat) and woodland/tree belts within the site and along boundaries which should be protected and enhanced to improve their connectivity across the site by providing a 20m wide buffer planted with locally native trees and shrubs. Bats to consider.

Natural England:

Education

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3373A

Site Name: Haigh Wood, West Ardsley

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3373A

Site Name: Haigh Wood, West Ardsley

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site A relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the central valley. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well

Site Capacity (dwellings units): 130 **Floorspace sq m (Non residential):** 0

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Site Ref: 3373B

Site Name: Haigh Wood, West Ardsley

Site Details

Northing:	425012	Area sq m:	162380.64	Ward	Ardsley and Robin Hood
Easting:	428122	Area Ha:	16.238064	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Forestry - Unmanaged Forest
 Existing Use 3: Agriculture
 Neighbouring Use 1: Forestry - Unmanaged Forest
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Poorly defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	3304.26	Distance to bus stop (metres)	398.76
Nearest Railway Station	Morley	Bus Stop ID	8553
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3373B

Site Name: Haigh Wood, West Ardsley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/212/81/	Outline application to erect residential development to each of two vacant sites. (site area 24.82ha).	31/03/1981	11/02/1985	R	60.70

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3373B

Site Name: Haigh Wood, West Ardsley

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Site lies within accessibility standards of 2/3buses per hour and primary and secondary education and primary health

Rank (1-5)

3

Access Comments

Awkward to access without adjacent sites, especially given large size

Rank (1-5)

2

Local network comment

Cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

8

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Comment awaited

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). This site includes HaighWood and Baghill Beck Local Nature Area which fall under UK Biological Action Plan priority habitats - a mixture of woodland, scrub and grassland habitats alongside Baghill Beck. There are a number of wide hedgerow/woodland belts throughout the site that provide a valuable habitat. Water vole has been recorded on the Hey Beck. The Baghill Beck flows into this water course and could support this species. Bats to consider.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/3373. This will result in an allocation that is separated to the west and east of Baghill Beck - there should not be a connecting road that goes through or over the beck and its associated grassland/scrub/woodland as this would fragment this habitat. Mitigation will be required to protect and enhance the boundary with Haigh Wood, adjacent scrub and grasslands and Baghill Beck by providing a 20 metre buffer with native shrub and small tree planting. Adjacent to the beck (in the 20 metre buffer) there should be flood water attenuation ponds designed to retain a minimum of 500mm of water for Water Vole enhancement linked to the beck corridor. There are also a number of species-rich hedgerows (UK BAP Priority habitat) and woodland/tree belts within the site and along boundaries which should be protected and enhanced to improve their connectivity across the site by providing a 20m wide buffer planted with locally native trees and shrubs. Bats to consider.

Natural England:

Education

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3373B

Site Name: Haigh Wood, West Ardsley

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3373B

Site Name: Haigh Wood, West Ardsley

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site B is the central valley. It is important that the openness of the central valley is protected and retained as an attractive local resource. The valley is popular among walkers and cyclists and offers impressive open views. Should sites A and C be released for development, the protection and enhancement of site B should be ensured.

Site Capacity (dwellings units): 365 **Floorspace sq m (Non residential):** 0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3373C

Site Name: Haigh Wood, West Ardsley

Site Details

Northing:	424860	Area sq m:	64432.08	Ward	Ardsley and Robin Hood
Easting:	428184	Area Ha:	6.443208	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Forestry - Unmanaged Forest
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	3467.61	Distance to bus stop (metres)	302.86
Nearest Railway Station	Morley	Bus Stop ID	11844
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3373C

Site Name: Haigh Wood, West Ardsley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/27/90/	Outline application to lay out access, drainage and public open space and erect residential development to agricultural	23/01/1990	27/03/2003	0	19.42
H23/212/81/	Outline application to erect residential development to each of two vacant sites. (site area 24.82ha).	31/03/1981	11/02/1985	R	85.04
23/122/99/OT	Outline application to erect school	04/05/1999	13/07/1999	R	17.39

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3373C

Site Name: Haigh Wood, West Ardsley

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Site has access to 2/3buses per hour and and meets core strategy standards for primary and secondary education and primary health

Rank (1-5)

3

Access Comments

Awkward shape site, site boundary needs to be reconsidered to allow for more access option - combine with 536

Rank (1-5)

3

Local network comment

Cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

9

Support?

yes subject to access

Need to combine with other sites:

yes - 536

Suitability for partial development:

Highways Agency

Comment awaited

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Support

Boundary Amendment

Support

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3373C

Site Name: Haigh Wood, West Ardsley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site C relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the central valley. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well

Site Capacity (dwellings units): 144 **Floorspace sq m (Non residential):** 0

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3378

Site Name: Finning (UK) Ltd, Gelderd Road, Gildersome, LS27 7JS

Site Details

Northing:	428656	Area sq m:	38058.43	Ward	Morley North
Easting:	424454	Area Ha:	3.805843	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Industry and business - Wholesale distribution
 Neighbouring Use 3: Residential - Dwellings
 Other uses: Neighbouring - outdoor sport facility
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2569.91	Distance to bus stop (metres)	210.32
Nearest Railway Station	Morley	Bus Stop ID	7820
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/469/89/	5 externally illuminated fascia signs to works.	19/09/1989	24/10/1989	A	92.50
23/550/05/SI	2 internally illuminated and 3 non illuminated signs to depot	17/11/2005	12/01/2006	SPL	65.20
H23/795/77/	Laying out of building contractors access, to works.	14/11/1977	09/01/1978	A	70.25
H23/948/79/	29.5m high replacement radio mast to workshop roof, to earth moving vehicle repair and maintenance depot.	09/11/1979	10/12/1979	A	70.25
23/178/94/FU	Detached security office to works	03/06/1994	18/07/1994	A	67.63
H23/516/77/	Outline application to erect detached canteen and kitchen building, to factory.	01/08/1977	19/09/1977	A	89.71
23/115/94/FU	2.4 metre and 2 metre high boundary fence to factory	31/03/1994	16/06/1994	A	91.02
H23/697/79/	Alterations, to form locker room, drying room, toilets, shower room, rest room and offices, to earth moving vehicle depot	24/08/1979	29/10/1979	A	70.25
H23/41/80/	Laying out of concrete hardstanding to works.	18/01/1980	31/03/1980	A	90.98
H23/75/76/	Outline application to erect a single storey, caterpillar earth moving equipment, repair workshop, to enginee	28/01/1976	05/04/1976	R	70.25
H23/797/77/	Alterations and extension, to form earth moving equipment repair workshop including transmission and engine ass	14/11/1977	09/01/1978	A	70.25
H23/307/74/	Two illuminated fascia signs, one size 5.5m (18ft) x 1.8m (6ft), height above ground 4.3 m (14ft) (underside) and one si	31/07/1974	11/11/1974	A	70.25
H23/190/79/	Detached staff canteen, with serving, kitchen, store and boiler room, to works.	15/03/1979	22/05/1979	A	70.25
H23/328/76/	Outline application to relocate existing prefabricated canteen building, and erect new spare parts storage building,	29/04/1976	06/09/1976	W	89.26
H23/102/75/	Amendment to previous application involving elevational cladding treatment to existing depot and offices. (application)	17/02/1975	17/03/1975	A	69.79
H23/358/74/	One illuminated fascia sign, size 4.26m (14ft) x 0.60m (2ft), height above ground 2.13m (7ft)(underside) to factory	29/08/1974	11/11/1974	A	70.25
H23/553/77/	Temporary detached prefabricated canteen unit to factory	17/08/1977	10/10/1977	A	88.96
H23/329/76/	Outline application to erect extension to form earth moving equipment repair workshop, to plant workshop premises.	29/04/1976	17/08/1976	A	89.26

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3378

Site Name: Finning (UK) Ltd, Gelderd Road, Gildersome, LS27 7JS

H23/76/74/	Single storey cricket pavillion comprising lounge, dressing rooms, score room, store, w.c.s and shower.	26/04/1974	22/07/1974	A	70.25
H23/78/74/	Alterations to toilet accommodation and additional office accommodation within existing main office area and formin	06/05/1974	30/09/1974	A	70.25

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3378

Site Name: Finning (UK) Ltd, Gelderd Road, Gildersome, LS27 7JS

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3378

Site Name: Finning (UK) Ltd, Gelderd Road, Gildersome, LS27 7JS

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Well served by public transport and other local services

Rank (1-5)

4

Access Comments

Existing access would need to be moved but there is space for this

Rank (1-5)

4

Local network comment

Congested location with cumulative issues

Rank (1-5)

3

Mitigation measure

Improved access and potential off-site works

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3378

Site Name: Finning (UK) Ltd, Gelderd Road, Gildersome, LS27 7JS

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Brownfield site within the urban area, adjoining residential development to the north and east. Residential development considered acceptable in principle.

Site Capacity (dwellings units):

85

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3386

Site Name: Makro store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU

Site Details

Northing:	431434	Area sq m:	36968.53	Ward	Farnley and Wortley
Easting:	426916	Area Ha:	3.696853	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Retail - Shops
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3: Office
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1441.66	Distance to bus stop (metres)	228.22
Nearest Railway Station	Cottingley	Bus Stop ID	8064
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Royds Lane Holbeck/Beeston recent pp	General Waste Management Sites

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3386

Site Name: Makro store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
24/243/00/FU	Two single storey side extensions and single storey rear extension with roof mounted condenser unit to rear	15/08/2000	19/07/2005	W	87.57
H24/121/74/	One non-illuminated fascia sign size, 5m (16ft.6ins) x 1.5 m (5ft) height above ground 3.0m (10ft) (underside one free s	21/05/1974	08/07/1974	A	97.12
H24/353/80/	Addition of 2 entrance lobbies to wholesale warehouse.	19/06/1980	14/07/1980	A	96.80
24/169/00/FU	Alterations to frontage and new entrance and exit lobbies to warehouse	16/06/2000	25/07/2000	A	87.57
24/212/00/SI	1 internally illuminated sign 2 non-illuminated signs and 14 non-illuminated flag signs to retail unit	20/07/2000	16/01/2003	A	87.57
24/311/98/FU	Alterations to elevations to cafe to wholesale warehouse	14/09/1998	25/11/1998	A	38.50
H24/843/75/	One non-illuminated freestanding hoarding, size 6.1m. (20ft.) x 3.05m. (10ft.), height above ground 1.52m. (5f	27/11/1975	22/12/1975	R	97.12
H24/247/82/1	Extension of permission for the use of part of existing wholesale warehouse car park as garden centre. (previous	11/10/1983	01/11/1983	A	96.88
H24/247/82/	Use of part of existing wholesale warehouse car park as garden centre.	22/09/1982	01/11/1982	A	96.88
08/04175/FU	Replacement lighting to front car park to cash and carry	10/07/2008	31/10/2008	A	98.84
H24/275/84/	Change of use of part of warehouse car park to warehouse garden centre.	21/11/1984	07/01/1985	A	98.75
H24/335/88/	Alterations and extension, to form enlarged store area, to existing cash and carry warehouse.	23/11/1988	23/01/1989	A	98.35

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3386

Site Name: Makro store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3386

Site Name: Makro store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: Yes Physical Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards but distant from some local services and rail

Rank (1-5)

4

Access Comments

Access to Royds Lane and Ring Road ok adjacent site has approval with mitigation for local junctions

Rank (1-5)

4

Local network comment

Possible cumulative impact but brownfield should be ok

Rank (1-5)

4

Mitigation measure

Access improvements and potential local signal junctions

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3386

**Site Name: Makro store, Royds Lane, Lower Wortley
Road, Leeds, LS12 6HU**

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Site Ref: 3386

Site Name: Makro store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets accessibility criteria

Rank (1-5)

5

Access Comments

access option via Royds Lane

Rank (1-5)

4

Local network comment

congestion on Ring Road

Rank (1-5)

3

Mitigation measure

signalisation of A58/ A6120 roundabout may be required, local pedestrian improvements

Total score

12

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3386

Site Name: Makro store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential or employment uses in principle.

Site Capacity (dwellings units):

97

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 3387

Site Name: Gelderd Road, Gildersome, LS27 7LQ

Site Details

Northing:	428741	Area sq m:	118472.69	Ward	Morley North
Easting:	425011	Area Ha:	11.847269	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Forestry - Unmanaged Forest
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2054.08	Distance to bus stop (metres)	287.90
Nearest Railway Station	Morley	Bus Stop ID	6861
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3387

Site Name: Gelderd Road, Gildersome, LS27 7LQ

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
23/60/03/OT	Outline application to erect business industrial and storage and distribution development	11/02/2003	22/06/2012	R	99.51
H23/135/92/	Extraction of coal by opencast method to agricultural site. (site area 12.2ha) m	16/03/1992	20/12/1993	AP	99.91
12/02470/OT	Outline application for proposed employment development for use classes B1(b) and B1(c) (Research and Development/Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses) with new accesses, associated infrastructure and landscaping	01/06/2012		PCO	99.43

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Reasonably good accessibility

Rank (1-5)

4

Access Comments

access achievevale from Gelderd Rd and Asquith avenue

Rank (1-5)

4

Local network comment

congested location with cumulative issues

Rank (1-5)

3

Mitigation measure

new access and off-site works

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). This proposed allocation lies adjacent to Clubbed Oaks and Dean Wood LNA an important ancient woodland site. The southern boundary of the proposed allocation site has been set along the LNA, however the woodland (0.29ha of which is included on the Ancient Woodland Inventory) lies within the site. In total the site includes 1.97ha of lowland mixed deciduous woodland along the south, south-west and west boundaries. This woodland helps to buffer and enhance the ancient woodland LNA site and should be excluded from the allocation.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/3387. Mitigation will be required to protect and enhance the boundary with Clubbed Oaks and Den Wood LNA and the woodland belts to the south, south-west and west by providing a 20 metre buffer with native shrub and small tree planting. Adjacent to the beck (in the 20 metre buffer from the existing woodland) there should be flood water attenuation ponds designed to retain a minimum of 500mm of water for Water Vole enhancement linked to the beck corridor.
be flood water attenuation ponds designed to retain a minimum of 500mm of water for Water Vole enhancement linked to the beck corridor.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3387

Site Name: Gelderd Road, Gildersome, LS27 7LQ

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is within the urban area, within an established employment area, allocated for employment uses on the existing UDP. Considered suitable for employment rather than residential use.

Site Capacity (dwellings units):

310

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3394

Site Name: Sugar Mill, Oakhurst Avenue (just off Dewsbury Road), Leeds, LS11 7DF

Site Details

Northing: 430085 Area sq m: 18498.44 Ward: Beeston and Holbeck
Easting: 428977 Area Ha: 1.849844 HMCA: Outer South West

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
Existing Use 2:
Existing Use 3:
Neighbouring Use 1: Residential - Dwellings
Neighbouring Use 2:
Neighbouring Use 3:
Other uses:
Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1592.47	Distance to bus stop (metres)	161.02
Nearest Railway Station	Cottingley	Bus Stop ID	4079
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

Site Ref: 3394

Site Name: Sugar Mill, Oakhurst Avenue (just off
Dewsbury Road), Leeds, LS11 7DF

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H21/351/74/	Alterations to form external fire escape to warehouse and showroom premises.	15/10/1974	02/12/1974	A	99.38
21/65/02/FU	Addition of canopy and new entrance to offices	08/03/2002	16/04/2002	A	13.39
H21/59/74/	Change of use part 2nd floor, from, industrial warehouse, to accountancy tuition centre.	03/05/1974	30/09/1974	A	98.95
H21/637/75/	Alterations and addition of 2 fire escapes, to industrial premises.	23/12/1975	23/02/1976	A	98.95
21/32/94/FU	Microwave antenna to offices	10/03/1994	13/04/1994	A	13.30
H21/350/75/	Alterations including new windows and new windows and roof to 2 units to industrial warehouse and showroom premises	10/07/1975	01/09/1975	A	98.95

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3394

Site Name: Sugar Mill, Oakhurst Avenue (just off Dewsbury Road), Leeds, LS11 7DF

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|--------------------|--------------------------|---|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| | | Development unrelated to existing development | <input type="checkbox"/> | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3394

Site Name: Sugar Mill, Oakhurst Avenue (just off Dewsbury Road), Leeds, LS11 7DF

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good Accessibility

Rank (1-5)

5

Access Comments

access can be taken from numerous points, mainly Oakhurst Ave

Rank (1-5)

5

Local network comment

spare capacity but some cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3394

Site Name: Sugar Mill, Oakhurst Avenue (just off Dewsbury Road), Leeds, LS11 7DF

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Brownfield site, within the urban area. Suitable for residential use in principle.

Site Capacity (dwellings units):

66

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3397

Site Name: 116 Old Lane, Beeston, Leeds, LS11

Site Details

Northing:	430231	Area sq m:	5438.16	Ward	Beeston and Holbeck
Easting:	428734	Area Ha:	0.543816	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Retail - Shops
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1359.70	Distance to bus stop (metres)	94.01
Nearest Railway Station	Cottingley	Bus Stop ID	9327
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
11/04306/OT	Demolish existing buildings and erect a retail foodstore (Class A1), with car parking, landscaping and access	11/10/2011		PCO	100.00
H21/75/74/	Outline application to erect 5 and 6 storey warehouse premises with ancillary office accommodation and car parking area	15/05/1974	22/07/1974	R	12.85
H21/588/78/	Alterations and extension, to warehouse to form motor vehicle servicing garage, comprising	25/10/1978	11/04/1979	A	91.09
H21/444/78/	10 warehouse units, each with ancillary offices and toilets with car parking areas, servicing areas, access road	03/08/1978	09/07/1979	A	13.63
H21/437/78/	Outline application to erect 10 warehouse units, each with ancillary offices and with car parking areas, to	31/07/1978	14/11/1978	W	13.31
H21/449/74/	Alterations, including new roofing and offices, to units 2-3, and alterations including new offices entrance area	28/11/1974	17/03/1975	A	99.07
H21/184/80/	One internally illuminated individual letter sign, size 12.4m x 1.2m height above ground 4.7m (underside) and one internal	28/03/1980	28/04/1980	A	88.06
H21/33/80/	One internally illuminated individual letter sign, size 7m x 0.6m height above ground 4.7m (underside), one internal	15/01/1980	10/03/1980	R	88.47
H21/375/78/	Change of use of warehouse to motor vehicle maintenance workshop and siting of 1 block of 10 warehouse	06/07/1978	30/10/1978	A	90.47
H21/134/81/	Detached block of 4 light industrial units, with 8 car parking spaces, to vacant site. (site area)	29/04/1981	15/06/1981	R	32.75
H21/65/85/	13, 638 litres underground petrol storage tank, to car maintenance depot.	28/03/1985	11/09/1986	W	88.73

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3397

Site Name: 116 Old Lane, Beeston, Leeds, LS11

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes Physical

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good Accessibility

Rank (1-5)

5

Access Comments

Takes access from an industrial (private) road

Rank (1-5)

1

Local network comment

Spare capacity but some cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

10

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3397

Site Name: 116 Old Lane, Beeston, Leeds, LS11

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Within the urban area. Pending application for foodstore. The site is between a foodstore and employment uses and would therefore be most appropriate for employment use. Highway concerns re residential access through private industrial road.

Site Capacity (dwellings units):

19

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Red

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3428

Site Name: Land off Daisy Hill Close, Morley, Leeds

Site Details

Northing:	428580	Area sq m:	6072.95	Ward	Morley North
Easting:	426963	Area Ha:	0.607295	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	473.95	Distance to bus stop (metres)	201.13
Nearest Railway Station	Morley	Bus Stop ID	10316
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.01	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:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3428

Site Name: Land off Daisy Hill Close, Morley, Leeds

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/110/85/	Outline application to erect residential development, to vacant site. (site area 0.66ha).	29/03/1985	09/09/1985	W	96.35
H23/634/80/	Outline application to layout access road and erection of 18 semi-detached houses, each with detached garage space and	08/10/1980	17/11/1980	R	96.72
13/00625/FU	14 detached houses with associated car parking and landscaping	05/02/2013		PCO	98.81

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3428

Site Name: Land off Daisy Hill Close, Morley, Leeds

East Leeds

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Site lies within accessibility standard for 3/4 buses per hour, 60% of site meets core strategy standards for employment, 100% of site for primary health, primary and secondary education

Rank (1-5)

4

Access Comments

Access could be provided from Daisy Hill Close

Rank (1-5)

5

Local network comment

Cumulative impact with adjacent sites in busy location

Rank (1-5)

3

Mitigation measure

Total score

12

Support?

yes but mitigation required for adjacent sites 1282/1283

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3428

Site Name: Land off Daisy Hill Close, Morley, Leeds

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site within the urban area, bordered on three sides by housing. Residential development acceptable in principle.

Site Capacity (dwellings units): 22 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3456A

Site Name: Ardsley Reservoir WF3

Site Details

Northing:	424885	Area sq m:	15515.86	Ward	Ardsley and Robin Hood
Easting:	428572	Area Ha:	1.551586	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Transport - Car Parks
 Existing Use 3: Agriculture
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Utilities & Infrastructure - Water Storage and Treatment
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield and brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3600.56	Distance to bus stop (metres)	108.03
Nearest Railway Station	Morley	Bus Stop ID	11844
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Site topography is flat and sloping

UDP Designation

Greenbelt - N32 (%):	66.88	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3456A

Site Name: Ardsley Reservoir WF3

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/75/92/	Erection of 6 dwellings comprising 4, 3 bedroom detached houses with integral garage, 2, 4 bedroom semi-detached	14/02/1992	08/06/1992	R	15.72
H23/253/85/	Outline application to erect 7 detached houses to 2 vacant agricultural sites. (site area 0.48ha)	13/08/1985	21/10/1985	R	15.11

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Development of the site would represent partial infill development and would retain the openness between the built up area and reservoir.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3456A

Site Name: Ardsley Reservoir WF3

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site lies within the accessibility standard of 2/3 buses per hour, 100% of the site lies within the accessibility zone for primary & secondary education and primary health

Rank (1-5)

4

Access Comments

Frontage with Haigh Moor Road should provide access

Rank (1-5)

5

Local network comment

Cumulative impact issues with other nearby sites - congested area

Rank (1-5)

3

Mitigation measure

Widen footway on Haigh Moor Road

Total score

12

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Comment awaited

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3456A

Site Name: Ardsley Reservoir WF3

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site has been split into 2. Development of site A would represent partial infill development and would retain the openness between the built up area and reservoir.

Site Capacity (dwellings units):

41

Floorspace sq m (Non residential):

0

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Site Ref: 3456B

Site Name: Ardsley Reservoir WF3

Site Details

Northing:	425086	Area sq m:	120680.87	Ward	Ardsley and Robin Hood
Easting:	428815	Area Ha:	12.068087	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Utilities & Infrastructure - Water Storage and Treatment
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Forestry - Unmanaged Forest
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	3542.66	Distance to bus stop (metres)	205.25
Nearest Railway Station	Morley	Bus Stop ID	6167
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	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:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3456B

Site Name: Ardsley Reservoir WF3

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

The site borders the reservoir and it is considered important to protect the openness between the built up area and reservoir.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3456B

Site Name: Ardsley Reservoir WF3

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site lies within the accessibility standard of 2/3 buses per hour, 80% of the site lies within the accessibility standard for primary & secondary education and primary health

Rank (1-5)

3

Access Comments

Requires part site 3456A for access

Rank (1-5)

3

Local network comment

Cumulative impact issues with other nearby sites - congested area

Rank (1-5)

3

Mitigation measure

Widen footway on Haigh Moor Road

Total score

9

Support?

yes subject to access

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Comment awaited

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). This is a large allocation immediately adjacent to Ardsley Reservoir Local Nature Area. The reservoir is important for passage and wintering wildfowl and surrounding fields can be important food resources for this type of site. This would remove approximately one third of this habitat around the margin of the site. It is questionable whether or not a buffer zone would be adequate for this situation as it would seem likely to be used as a recreational space with associated disturbance. The site could only be considered acceptable if habitat around the reservoir could be enhanced for feeding wildfowl with no public access.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per Drawing RM/3456 (a minimum of 50 metres from the western edge of the road around the reservoir and Westerton Wood) - but no public access permitted within this removed area and it being managed positively as a nature area for passage and wintering wildfowl. Mitigation will be required to protect and enhance the boundaries through providing permanent fencing to deter access and screened with a minimum 20 metre buffer planted with native small trees and shrubs.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3456B

Site Name: Ardsley Reservoir WF3

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site has been split into 2. Site B borders the reservoir and it is considered important to protect the openness between the built up area and reservoir. The path around the reservoir is well used.

Site Capacity (dwellings units):

271

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3467

Site Name: Land adjacent to the covered reservoir,
Bruntcliffe Road, Morley LS27

Site Details

Northing:	427102	Area sq m:	4676.34	Ward	Morley South
Easting:	425311	Area Ha:	0.467634	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Utilities & Infrastructure - Water Storage and Treatment
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1935.06	Distance to bus stop (metres)	59.02
Nearest Railway Station	Morley	Bus Stop ID	4435
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3467

Site Name: Land adjacent to the covered reservoir,
Bruntcliffe Road, Morley LS27

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
09/02886/FU	Laying out of access road and erect 5 detached houses	02/07/2009	26/08/2009	W	95.95
09/04620/FU	Laying out of access road and erect 5 detached dwellings	26/10/2009	15/01/2010	R	95.95

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3467

Site Name: Land adjacent to the covered reservoir, Bruntcliffe Road, Morley LS27

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3467

Site Name: Land adjacent to the covered reservoir,
Bruntcliffe Road, Morley LS27

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

25% of Site within accessibility zone for 4 buses per hour and 100% of site meets the core strategy standards for primary health, primary & secondary education and 25% of site to employment

Rank (1-5)

3

Access Comments

Access ok from Bruntcliffe Road

Rank (1-5)

5

Local network comment

Cumulative impact issues with other nearby sites

Rank (1-5)

3

Mitigation measure

Local mitigation may be required for adjacent sites 1064

Total score

11

Support?

Yes Local mitigation may be required for adjacent sites 1064

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3467

Site Name: Land adjacent to the covered reservoir,
Bruntcliffe Road, Morley LS27

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site within the urban area. Access through site is required for the covered reservoir. However, there may be the opportunity for limited development of the site if access is maintained.

Site Capacity (dwellings units):

16

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4002

Site Name: Park Lees site, St Anthony's Road, Beeston

Site Details

Northing:	430640	Area sq m:	5149.49	Ward	Beeston and Holbeck
Easting:	428480	Area Ha:	0.514949	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant & Derelict - Vacant building
Existing Use 2:
Existing Use 3:
Neighbouring Use 1: Residential - Dwellings
Neighbouring Use 2: Community Services - Education
Neighbouring Use 3:
Other uses:
Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1234.89	Distance to bus stop (metres)	133.75
Nearest Railway Station	Cottingley	Bus Stop ID	6671
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4002

Site Name: Park Lees site, St Anthony's Road, Beeston

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H21/194/78/	Alterations, including new cloakroom and extension, to form laundry room and bathroom, to day centre. (this item	14/04/1978	23/05/1978	A	97.41

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4002

Site Name: Park Lees site, St Anthony's Road, Beeston

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good Accessibility

Rank (1-5)

5

Access Comments

Access from Beeston Park Place

Rank (1-5)

5

Local network comment

Spare capacity but some cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4002

Site Name: Park Lees site, St Anthony's Road, Beeston

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Previously a care home and now vacant. If the school requires space to expand then this site would provide an opportunity. Childrens Services are being consulted on all sites and any comments received will be considered before making final decisions on sites. The site is otherwise suitable for residential development in principle.

Site Capacity (dwellings units): 18 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4004

Site Name: Thorpe Hill Farm, Lingwell Gate Lane, Thorpe

Site Details

Northing:	426740	Area sq m:	21741.79	Ward	Ardsley and Robin Hood
Easting:	431509	Area Ha:	2.174179	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Other
 Other uses: Stables
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4745.81	Distance to bus stop (metres)	124.84
Nearest Railway Station	Morley	Bus Stop ID	2849
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/01227/FU	Erection of 2 detached (B2) industrial units	03/03/2008	25/04/2008	R	99.99
H21/456/78/	Outline application to erect d etached bungalow to farm.	10/08/1978	20/11/1978	R	81.96
22/292/01/FU	Amendment to condition no 10 of application no 86/22/00207 (agricultural occupancy)	05/12/2001	01/02/2002	R	11.19
H21/31/80/	Outline application, to erect detached bungalow to farm.	16/01/1980	20/05/1980	R	88.79
H21/27/80/	Alterations and extension, to form enlarged broiler unit, to farm.	14/01/1980	20/05/1980	R	88.77
22/300/03/FU	Change of use of farm buildings to storage and warehousing	22/08/2003	17/10/2003	R	10.29
22/329/05/CLU	Certificate of lawfulness for non agricultural dwelling house	03/10/2005	29/11/2005	A	11.19
22/5/04/FU	Change of use of farm buildings to storage and warehousing	05/01/2004	09/09/2004	A	10.29
H22/445/77/	Outline application to erect d etached farm house, to form small holding to vacant site.	10/11/1977	12/12/1977	R	15.66
07/07291/FU	Erection of 2 detached (B2) industrial units	22/11/2007	28/01/2008	W	99.99
H21/500/80/	Alterations and extension, to form enlarged broiler unit, detached broiler unit, and 3 hoppers, to farm.	11/12/1980	26/01/1981	A	88.45
22/122/00/CLU	Certificate of lawful use for straw processing	23/05/2000	22/12/2000	A	63.41
H22/115/79/	Number cancelled	27/03/1979	09/04/1979	W	81.96
10/02996/FU	Retrospective change of use of warehouse/storage (use class B8) to general industry (use class B2)	29/06/2010	08/09/2010	A	79.78
H21/151/79/	Detached single storey broiler rearing unit to farm.	27/03/1979	07/08/1979	A	82.15

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Brownfield site with existing employment use. Strong links to settlement, well contained site.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4004

Site Name: Thorpe Hill Farm, Lingwell Gate Lane, Thorpe

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 2 buses per hour. All of the site meets the core strategy standards for primary & secondary education and primary health

Rank (1-5)

3

Access Comments

Access from Lingwell Gate Lane

Rank (1-5)

5

Local network comment

Spare capacity but cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

11

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4004

Site Name: Thorpe Hill Farm, Lingwell Gate Lane, Thorpe

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site, surrounded by development, well contained and has a road frontage. However, the site is in existing employment use.

Site Capacity (dwellings units): 57 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4028

Site Name: Thorpe Road

Site Details

Northing:	427739	Area sq m:	12223.35	Ward	Middleton Park
Easting:	430199	Area Ha:	1.222335	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3255.48	Distance to bus stop (metres)	44.95
Nearest Railway Station	Morley	Bus Stop ID	11226
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4028

Site Name: Thorpe Road

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
22/213/97/DN	Determination to demolish 44 dwelling houses	04/11/1997	21/11/1997	ANR	98.90
12/05335/FU	Variation of conditions 2 (plans approved), 16 (surface water run-off discharge rates) and 23 (code for sustainable homes) of planning application 12/02500/FU	17/12/2012	16/04/2013	A	99.79
12/05336/COND	Consent, agreement or approval required by conditions 5, 6, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21 of Planning Application 12/02500/FU	17/12/2012		PCO	99.79
12/02500/FU	Residential development comprising 128 houses, access roads and public open space	06/06/2012	01/10/2012	A	99.79

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4028

Site Name: Thorpe Road

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

good frontage with Thorpe Road

Rank (1-5)

5

Local network comment

Spare capacity within local network

Rank (1-5)

5

Mitigation measure

Total score

14

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4028

Site Name: Thorpe Road

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Vacant site in an existing residential area. Suitable for residential development in principle.

Site Capacity (dwellings units): 44 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4029

Site Name: Ravells Works, Gelderd Road, Farnley

Site Details

Northing:	430909	Area sq m:	27556.58	Ward	Farnley and Wortley
Easting:	427046	Area Ha:	2.755658	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Forestry - Managed Forest
 Neighbouring Use 3:
 Other uses:
 Site State: greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	904.51	Distance to bus stop (metres)	137.06
Nearest Railway Station	Cottingley	Bus Stop ID	4472
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	10.58	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Ravells Works (E Pease) Beeston	Vehicle Dismantling and Scrap Metal

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/2/81/	Continuation of tipping, with restoration on completion to woodland and agricultural use, to existing tipping site. (thi	06/01/1981	02/02/1981	A	12.86
24/370/97/MIN	Removal of spoil heap and regrading	21/11/1997	03/07/1998	A	22.83
H24/251/86/	Excavation of shale, to vacant site. (site area 0.64ha) m	15/10/1986	08/12/1986	A	22.76
24/269/92/FU	Use of former quarry for storage of motorway scalplings m	06/08/1992	06/01/1993	A	11.92
24/208/93/SN	1 non illuminated individual letter sign	17/06/1993	17/09/1993	W	72.90
H24/74/92/	Tipping of inert material m	16/04/1992	06/01/1993	A	72.28
24/364/98/MIN	Use of former quarry for storage of motorway scalplings	06/11/1998	01/02/2000	A	12.18
H24/418/90/	Tipping, to former quarry. m	20/11/1990	11/02/1991	A	24.51
24/384/05/FU	Single storey plant hire depot with ancillary offices and 15 car parking spaces	22/07/2005	30/01/2006	A	24.77
H24/493/78/	Outline application to erect offices and lay out civil engineering construction depot, to vacant site. (sit	14/07/1978	05/02/1979	R	22.74
24/303/92/FU	Detached drum and tank recycling and storage building	16/09/1992	24/11/1992	A	72.28
24/9/00/MIN	Single storey extension to factory and warehouse	14/01/2000	03/04/2000	A	93.40
H24/512/80/	Extraction of shale, to landfill site and vacant land. (site area 0.63ha) (this item is also notice under regu	02/10/1980	27/10/1980	A	23.09
H24/51/92/	Application for established use certificate for the use of premises for general industrial purposes	04/02/1992	26/04/1993	A	62.40

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4029

Site Name: Ravells Works, Gelderd Road, Farnley

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Currently poorly served by all services, however some potential if linked with adjacent sites

Rank (1-5)

3

Access Comments

needs to be considered with adjacent sites and potential link road to A58

Rank (1-5)

3

Local network comment

local congestion on A62 and Ring Road - requires comprehensive development and adjacent sites

Rank (1-5)

3

Mitigation measure

Requires link road

Total score

9

Support?

Yes with mitigation

Need to combine with other sites:

Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4029

Site Name: Ravells Works, Gelderd Road, Farnley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Site Capacity (dwellings units): 83 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4030

Site Name: Thorpe Road / Thorpe Crescent

Site Details

Northing:	427627	Area sq m:	4753.79	Ward	Middleton Park
Easting:	430362	Area Ha:	0.475379	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3431.38	Distance to bus stop (metres)	152.16
Nearest Railway Station	Morley	Bus Stop ID	3448
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4030

Site Name: Thorpe Road / Thorpe Crescent

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
12/02500/FU	Residential development comprising 128 houses, access roads and public open space	06/06/2012	01/10/2012	A	99.16
12/05335/FU	Variation of conditions 2 (plans approved), 16 (surface water run-off discharge rates) and 23 (code for sustainable homes) of planning application 12/02500/FU	17/12/2012	16/04/2013	A	99.16
12/05336/COND	Consent, agreement or approval required by conditions 5, 6, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21 of Planning Application 12/02500/FU	17/12/2012		PCO	99.16
22/129/99/DN	Determination to demolish dwelling houses	12/07/1999	20/07/1999	ANR	62.71
22/194/05/DN	Determination to demolish block of 4 terrace houses	10/06/2005	06/07/2005	ANR	25.09

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4030

Site Name: Thorpe Road / Thorpe Crescent

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

good frontage with Thorpe Road

Rank (1-5)

5

Local network comment

Spare capacity within local network

Rank (1-5)

5

Mitigation measure

Total score

14

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4030

Site Name: Thorpe Road / Thorpe Crescent

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

Site Capacity (dwellings units): 17 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4031

Site Name: Thorpe Road / Thorpe Crescent / Thorpe Way

Site Details

Northing:	427573	Area sq m:	6190.46	Ward	Middleton Park
Easting:	430451	Area Ha:	0.619046	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3526.97	Distance to bus stop (metres)	48.57
Nearest Railway Station	Morley	Bus Stop ID	3448
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4031

Site Name: Thorpe Road / Thorpe Crescent / Thorpe Way

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
22/129/99/DN	Determination to demolish dwelling houses	12/07/1999	20/07/1999	ANR	29.12
22/56/05/DE	Determination to demolish one block of 4 terrace houses	04/02/2005	25/02/2005	ANR	19.83
22/373/02/DN	Determination to demolish 30 dwelling houses	05/12/2002	27/01/2003	PAG	28.74

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4031

Site Name: Thorpe Road / Thorpe Crescent / Thorpe Way

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

good frontage with Thorpe Road

Rank (1-5)

5

Local network comment

Spare capacity within local network

Rank (1-5)

5

Mitigation measure

Total score

14

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4031

Site Name: Thorpe Road / Thorpe Crescent / Thorpe Way

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

Site Capacity (dwellings units): 22 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4032

Site Name: Thorpe Square

Site Details

Northing:	427529	Area sq m:	7202.98	Ward	Middleton Park
Easting:	430545	Area Ha:	0.720298	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3626.67	Distance to bus stop (metres)	55.21
Nearest Railway Station	Morley	Bus Stop ID	3448
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4032

Site Name: Thorpe Square

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
22/373/02/DN	Determination to demolish 30 dwelling houses	05/12/2002	27/01/2003	PAG	86.80

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4032

Site Name: Thorpe Square

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

good frontage with Thorpe Road

Rank (1-5)

5

Local network comment

Spare capacity within local network

Rank (1-5)

5

Mitigation measure

Total score

14

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4032

Site Name: Thorpe Square

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

Site Capacity (dwellings units): 26 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4033

Site Name: Throstle Road / Throstle Terrace

Site Details

Northing:	427381	Area sq m:	2292.42	Ward	Middleton Park
Easting:	430642	Area Ha:	0.229242	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3747.78	Distance to bus stop (metres)	225.12
Nearest Railway Station	Morley	Bus Stop ID	3448
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4033

Site Name: Throstle Road / Throstle Terrace

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4033

Site Name: Throstle Road / Throstle Terrace

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

reasonable frontage with Thorpe Road

Rank (1-5)

4

Local network comment

Spare capacity within local network

Rank (1-5)

5

Mitigation measure

Total score

13

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4033

Site Name: Throstle Road / Throstle Terrace

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Flat site in residential area suitable in principle for residential development.

Site Capacity (dwellings units): 9 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4034

Site Name: Sisson Drive / Sissons Road

Site Details

Northing:	427620	Area sq m:	3551.40	Ward	Middleton Park
Easting:	429737	Area Ha:	0.35514	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2814.84	Distance to bus stop (metres)	56.60
Nearest Railway Station	Morley	Bus Stop ID	8199
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4034

Site Name: Sisson Drive / Sissons Road

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
22/206/04/DN	Determination to demolish 5 blocks of flats	11/05/2004	07/06/2004	ANR	73.61

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4034

Site Name: Sisson Drive / Sissons Road

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

Good opportunities for access

Rank (1-5)

5

Local network comment

Spare capacity within local network

Rank (1-5)

5

Mitigation measure

Total score

14

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4034

Site Name: Sisson Drive / Sissons Road

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Flat grassed site in residential area previously occupied by flats. Suitable in principle for residential development.

Site Capacity (dwellings units): 14 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4035

Site Name: Throstle Mount

Site Details

Northing:	427198	Area sq m:	3732.45	Ward	Middleton Park
Easting:	429877	Area Ha:	0.373245	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Community Services - Education
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3050.95	Distance to bus stop (metres)	92.52
Nearest Railway Station	Morley	Bus Stop ID	5297
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4035

Site Name: Throstle Mount

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
22/138/96/OT	Outline application to erect residential development	13/06/1996	25/10/1996	A	96.86

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4035

Site Name: Throstle Mount

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

Reasonable opportunities for access

Rank (1-5)

4

Local network comment

Spare capacity within local network

Rank (1-5)

5

Mitigation measure

Total score

13

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4035

Site Name: Throstle Mount

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site is within a residential area, is currently vacant and has had previous permission for housing. Suitable in principle for residential development.

Site Capacity (dwellings units): 15 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4052

Site Name: Syke Road, Woodkirk

Site Details

Northing:	425364	Area sq m:	3266.16	Ward	Morley South
Easting:	427636	Area Ha:	0.326616	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield and brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2823.73	Distance to bus stop (metres)	106.94
Nearest Railway Station	Morley	Bus Stop ID	12095
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4052

Site Name: Syke Road, Woodkirk

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
PREAPP/08/00186	.	28/05/2008		PRECAG	74.53
09/03293/DEM	Determination for demolition of 5 dwellings and 2 outbuildings	28/07/2009	19/08/2009	PAR	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4052

Site Name: Syke Road, Woodkirk

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

Awkward access onto Skye Road - any development should be kept to minimum

Rank (1-5)

3

Local network comment

Spare capacity within local network

Rank (1-5)

5

Mitigation measure

Total score

12

Support?

Yes, subject to suitable access

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4052

Site Name: Syke Road, Woodkirk

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Within the urban area. The site has a number of trees on site but buildings on site have been demolished and it would be appropriate for residential development in principle.

Site Capacity (dwellings units):

10

Floorspace sq m (Non residential):

0

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

Site Ref: 4053

Site Name: Joseph Priestley College, Peel Street, Morley

Site Details

Northing:	427735	Area sq m:	4007.06	Ward	Morley South
Easting:	426730	Area Ha:	0.400706	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Community Services - Education
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses: Neighbouring uses include social club and car repairs
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	439.42	Distance to bus stop (metres)	189.13
Nearest Railway Station	Morley	Bus Stop ID	7851
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4053

Site Name: Joseph Priestley College, Peel Street, Morley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/830/79/	Alterations, to form toilets and extensions, to form toilets, to school. (this item is also notice under regulation)	09/10/1979	19/11/1979	A	99.33
08/04563/FU	Metal storage container to lower car park of college	23/07/2008		APPRET	99.99
23/403/98/FU	Addition of enclosed area to access ramp to college	16/12/1998	04/02/1999	A	99.97
07/04333/FU	Canopy and level platform with lighting and security fence to form external workshop to education building	06/07/2007	12/09/2007	A	99.99

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4053

Site Name: Joseph Priestley College, Peel Street, Morley

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets all accessibility criteria

Rank (1-5)

5

Access Comments

Opportunities for access

Rank (1-5)

4

Local network comment

Small development - negligible local impact

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4053

Site Name: Joseph Priestley College, Peel Street, Morley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Existing building should be retained and converted, but suitable for residential in principle.

Site Capacity (dwellings units): 14 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4054

Site Name: Melbourne Street, Morley

Site Details

Northing:	427649	Area sq m:	2247.38	Ward	Morley South
Easting:	426700	Area Ha:	0.224738	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Transport - Car Parks
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Other
 Other uses: Non residential institution (nursery)
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	528.32	Distance to bus stop (metres)	114.62
Nearest Railway Station	Morley	Bus Stop ID	905
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4054

Site Name: Melbourne Street, Morley

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
23/33/96/FU	6 floodlighting columns and 2.0m high boundary fence and wall to car park	29/01/1996	22/07/1996	A	100.00
23/295/93/FU	6.8m high lighting columns to car park	19/08/1993	04/02/1994	W	74.83
H23/395/90/	Laying out of car park to vacant site.	02/10/1990	11/04/1991	A	73.81

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4054

Site Name: Melbourne Street, Morley

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets all accessibility criteria

Rank (1-5)

5

Access Comments

opportunities for access

Rank (1-5)

4

Local network comment

Small development - negligible local impact

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4054

Site Name: Melbourne Street, Morley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site currently used for parking in an area of mixed employment and residential uses. There is residential development (including a nursery) to three sides. Suitable for residential development in principle.

Site Capacity (dwellings units):

8

Floorspace sq m (Non residential):

0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: CFSM003 Site Name: Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU

Site Details

Northing: 431435 Area sq m: 36605.94 Ward: Farnley and Wortley
 Easting: 426916 Area Ha: 3.660594 HMCA: Outer South West

Site Characteristics

Land Use

Existing Use 1: Retail - Shops
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3: Office
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1442.68	Distance to bus stop (metres)	227.63
Nearest Railway Station	Cottingley	Bus Stop ID	8064
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: Yes

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
24/243/00/FU	Two single storey side extensions and single storey rear extension with roof mounted condenser unit to rear	15/08/2000	19/07/2005	W	88.64
H24/121/74/	One non-illuminated fascia sign size, 5m (16ft.6ins) x 1.5 m (5ft) height above ground 3.0m (10ft) (underside one free s	21/05/1974	08/07/1974	A	98.06
H24/353/80/	Addition of 2 entrance lobbies to wholesale warehouse.	19/06/1980	14/07/1980	A	97.70
24/169/00/FU	Alterations to frontage and new entrance and exit lobbies to warehouse	16/06/2000	25/07/2000	A	88.64
24/212/00/SI	1 internally illuminated sign 2 non-illuminated signs and 14 non-illuminated flag signs to retail unit	20/07/2000	16/01/2003	A	88.64
24/311/98/FU	Alterations to elevations to cafe to wholesale warehouse	14/09/1998	25/11/1998	A	38.88
H24/843/75/	One non-illuminated freestanding hoarding, size 6.1m. (20ft.) x 3.05m. (10ft.), height above ground 1.52m. (5f	27/11/1975	22/12/1975	R	98.06
H24/247/82/1	Extension of permission for the use of part of existing wholesale warehouse car park as garden centre. (previous	11/10/1983	01/11/1983	A	97.77
H24/247/82/	Use of part of existing wholesale warehouse car park as garden centre.	22/09/1982	01/11/1982	A	97.75
08/04175/FU	Replacement lighting to front car park to cash and carry	10/07/2008	31/10/2008	A	99.20
H24/275/84/	Change of use of part of warehouse car park to warehouse garden centre.	21/11/1984	07/01/1985	A	98.66
H24/335/88/	Alterations and extension, to form enlarged store area, to existing cash and carry warehouse.	23/11/1988	23/01/1989	A	98.30

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM003

Site Name: Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Call for sites - mixed use submission for 200 dwellings and retail (11.000sqm). See site 3386.

Site Capacity (dwellings units): 200 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM006 Site Name: Land Between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome

Site Details

Northing:	428549	Area sq m:	299577.06	Ward	Morley North
Easting:	425047	Area Ha:	29.957706	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Forestry - Unmanaged Forest
Existing Use 3:	
Neighbouring Use 1	Industry and business - Manufacturing & Wholesale
Neighbouring Use 2:	
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1968.20	Distance to bus stop (metres)	420.18
Nearest Railway Station	Morley	Bus Stop ID	6861
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/234/88/	Outline application, to layout access and erection of distribution depot with offices and car parking to vacant sit	03/06/1988	12/04/1990	W	16.25
23/60/03/OT	Outline application to erect business industrial and storage and distribution development	11/02/2003	22/06/2012	R	41.58
H23/143/91/	Extraction of coal by open cast mining to existing rugby pitch. m	03/05/1991	16/07/1991	A	10.23
H23/667/80/	Extraction of coal and fire clay, to agricultural land.(site area 14.05ha). (county matter).	04/11/1980	23/05/1984	A	45.90
H23/135/92/	Extraction of coal by opencast method to agricultural site. (site area 12.2ha) m	16/03/1992	20/12/1993	AP	40.41
23/248/04/OT	Outline application to layout access road and erect distribution centre	02/04/2004	25/06/2012	R	11.56
23/47/96/OT	Outline application to erect mail distribution depot with offices	09/02/1996	28/02/2000	W	22.53
12/02470/OT	Outline application for proposed employment development for use classes B1(b) and B1(c) (Research and Development/Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses) with new accesses, associated infrastructure and landscaping	01/06/2012		PCO	94.93
23/35/01/OT	Outline application to layout access and erect business park	22/01/2001	25/06/2012	R	46.44

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

- | | | | | | |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area | <input type="checkbox"/> | Main Urban Area Extension | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement | <input type="checkbox"/> | Major Settlement Extension | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed | <input type="checkbox"/> |
| Villages/Rural | <input type="checkbox"/> | Village/Rural Extension | <input type="checkbox"/> | | |
| Development unrelated to existing development | | <input type="checkbox"/> | | | |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM006 Site Name: Land Between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Call for sites - mixed use submission for 400-600 dwellings or flats, B1b/c or B8, offices and retail. See sites 3387 & 1112 above.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM010 Site Name: Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds

Site Details

Northing:	426970	Area sq m:	353520.40	Ward	Morley South
Easting:	427639	Area Ha:	35.35204	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Agriculture
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1321.62	Distance to bus stop (metres)	517.38
Nearest Railway Station	Morley	Bus Stop ID	11557
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.68	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM010

Site Name: Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/130/74/	Single storey building for storage accommodation to works .	16/05/1974	12/08/1974	A	22.43
H23/161/75/	Single storey workshop, comprising plant repair area, medical unit, w.c., office, store, tyre store, and tyre repair area	13/03/1975	14/04/1975	A	22.43
H23/9/82/	Outline application to erect industrial development, to vacant site. (site area 49.27ha).	19/01/1982	11/11/1982	W	99.19
H23/500/78/	Change of use of store to mungo and shoddy production, and mungo and shoddy production to store.	22/06/1978	10/07/1978	A	22.43

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Call for sites - mixed use submission for 420 dwellings, B1b/c or B8 (22,000sqm), offices. See site 1018 above.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM010 Site Name: Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Call for sites - mixed use submission for 420 dwellings, B1b/c or B8 (22,000sqm), offices. See site 1018 above.

Site Capacity (dwellings units): 420 **Floorspace sq m (Non residential):** 0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM019 Site Name: Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF

Site Details

Northing: 430085 Area sq m: 18498.44 Ward: Beeston and Holbeck
 Easting: 428977 Area Ha: 1.849844 HMCA: Outer South West

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1592.47	Distance to bus stop (metres)	161.02
Nearest Railway Station	Cottingley	Bus Stop ID	4079
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM019 Site Name: Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H21/351/74/	Alterations to form external fire escape to warehouse and showroom premises.	15/10/1974	02/12/1974	A	99.38
21/65/02/FU	Addition of canopy and new entrance to offices	08/03/2002	16/04/2002	A	13.39
H21/59/74/	Change of use part 2nd floor, from, industrial warehouse, to accountancy tuition centre.	03/05/1974	30/09/1974	A	98.95
H21/637/75/	Alterations and addition of 2 fire escapes, to industrial premises.	23/12/1975	23/02/1976	A	98.95
21/32/94/FU	Microwave antenna to offices	10/03/1994	13/04/1994	A	13.30
H21/350/75/	Alterations including new windows and new windows and roof to 2 units to industrial warehouse and showroom premises	10/07/1975	01/09/1975	A	98.95

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM019 Site Name: Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF

East Leeds

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment	Rank (1-5)
Good Accessibility	5
Access Comments	Rank (1-5)
Access can be taken from numerous points, mainly Oakhurst Ave	5
Local network comment	Rank (1-5)
Spare capacity but some cumulative issues	4
Mitigation measure	Total score
	14

Support?	Need to combine with other sites:	Suitability for partial development:
yes		

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment
Supported	

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:	Environment Agency Constraints:
Yorkshire Water Comments:	Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Details

Northing: 430231 Area sq m: 5387.87 Ward: Beeston and Holbeck
 Easting: 428734 Area Ha: 0.538787 HMCA: Outer South West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Retail - Shops
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1359.35	Distance to bus stop (metres)	94.40
Nearest Railway Station	Cottingley	Bus Stop ID	9327
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H21/437/78/	Outline application to erect 10 warehouse units, each with ancillary offices and with car parking areas, to	31/07/1978	14/11/1978	W	13.15
H21/449/74/	Alterations, including new roofing and offices, to units 2-3, and alterations including new offices entrance a	28/11/1974	17/03/1975	A	99.09
H21/184/80/	One internally illuminated individual letter sign, size 12.4m x 1.2m height above ground 4.7m (underside) and one intern	28/03/1980	28/04/1980	A	88.20
H21/33/80/	One internally illuminated individual letter sign, size 7m x 0.6m height above ground 4.7m (underside), one intern	15/01/1980	10/03/1980	R	88.60
H21/375/78/	Change of use of warehouse to motor vehicle maintenance workshop and siting of 1 block of 10 warehouse	06/07/1978	30/10/1978	A	90.62
H21/134/81/	Detached block of 4 light industrial units, with 8 car parking spaces, to vacant site. (site area	29/04/1981	15/06/1981	R	33.05
H21/65/85/	13, 638 litres underground petrol storage tank, to car maintenance depot.	28/03/1985	11/09/1986	W	88.87
11/04306/OT	Demolish existing buildings and erect a retail foodstore (Class A1), with car parking, landscaping and access	11/10/2011		PCO	100.00
H21/75/74/	Outline application to erect 5 and 6 storey warehouse premises with ancillary office accommodation and car parking fa	15/05/1974	22/07/1974	R	12.71
H21/588/78/	Alterations and extension, to warehouse to form motor vehicle servicing garage, comprising	25/10/1978	11/04/1979	A	91.26
H21/444/78/	10 warehouse units, each with ancillary offices and toilets with car parking areas, servicing areas, access roa	03/08/1978	09/07/1979	A	13.45

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

East Leeds

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment	Rank (1-5)
Good Accessibility	5
Access Comments	Rank (1-5)
Takes access from an industrial (private) road	1
Local network comment	Rank (1-5)
Spare capacity but some cumulative issues	4
Mitigation measure	Total score
	10

Support?	Need to combine with other sites:	Suitability for partial development:
no		

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment
Supported	

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:	Environment Agency Constraints:

Yorkshire Water Comments:	Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CF5M023 Site Name: 116, Old Lane, Beeston, Leeds LS11

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Call for sites submission for residential - houses/flats, B1b/c, B8 and retail. See site 3397 above.

Site Capacity (dwellings units): Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Details

Northing:	428032	Area sq m:	33123.37	Ward	Morley North
Easting:	424379	Area Ha:	3.312337	HMCA:	Outer South West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Transport - Transport tracks & ways
Neighbouring Use 2:	Industry and business - Manufacturing & Wholesale
Neighbouring Use 3:	Residential - Dwellings
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2586.94	Distance to bus stop (metres)	72.65
Nearest Railway Station	Morley	Bus Stop ID	7561
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.01	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
10/04597/OT	Outline application to layout access road and erect light industry, general industry and warehouse development (Use Classes Class B1c, B2 and B8), a 90 bed hotel and pub/restaurant, with car parking	08/10/2010		PCO	99.43
23/360/03/RE	Renewal of outline permission to erect office development	18/06/2003	10/09/2007	A	99.93
23/265/01/FU	Variation of condition no 6 of application no 23/308/99/re (highways work)	09/07/2001	18/09/2001	A	99.99
23/308/99/RE	Renewal of outline permission to erect office development	13/10/1999	18/07/2000	A	99.99
23/95/94/DN	Determination for demolition of detached dwelling and outbuildings	31/03/1994	16/05/1994	A	70.82
23/410/00/FU	Variation of condition no 22 of application no 23/308/99/re (gross office floorspace)	14/11/2000	21/02/2001	A	99.99
23/2/95/OT	Outline application to erect office development	23/12/1994	27/02/1997	A	99.93
23/398/00/FU	Variation of condition no 6 of planning permission 23/308/99 (highway works)	02/11/2000	08/06/2001	R	99.99
PREAPP/09/00038	.	29/06/2009	01/09/2009	PRECAG	99.93

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

East Leeds

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards with exception of local services

Rank (1-5)

4

Access Comments

Access achievable onto the A650 - likely to require a signalised junction

Rank (1-5)

4

Local network comment

May require some local junction interventions

Rank (1-5)

4

Mitigation measure

Signalised access and potential junction improvements

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley / Gildersome cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM040 Site Name: Wakefield Road, Gildersome, Morley, Leeds

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Call for sites submission for 100 dwellings, B1b/c, B8, offices (11500sqm), retail, A3, A4, C1 uses. See site 3007 above.

Site Capacity (dwellings units): Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM046 Site Name: Cotton Mill and Grove Farm Dewsbury Road, Leeds

Site Details

Northing: 429122 Area sq m: 325842.50 Ward: Morley North
 Easting: 428185 Area Ha: 32.58425 HMCA: Outer South West

Site Characteristics

Land Use

Existing Use 1: Retail - Shops
 Existing Use 2: Retail - Restaurants and Cafes
 Existing Use 3:
 Neighbouring Use 1: Office
 Neighbouring Use 2: Agriculture
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1240.95	Distance to bus stop (metres)	293.74
Nearest Railway Station	Cottingley	Bus Stop ID	11121
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	4.24	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
23/466/96/SI	Various illuminated and non illuminated signs to shopping complex	03/12/1996	14/02/1997	A	14.96
23/418/93/RE	Renewal of outline permission to erect shopping complex with cinema, garden centre and hotel with car parking	03/12/1993	16/09/1994	W	44.71
23/388/94/FU	Removal of condition no 12 of application no 87/23/00059/01 (highways improvements)	11/11/1994	22/12/1994	A	94.05
H23/60/87/	Outline application to layout accesses and erect shopping complex with 10 screen cinema, garden centre and detach	27/02/1987	26/11/1990	W	94.05
23/294/94/FU	Works adjacent to millshaw beck and landscaping to shopping complex	02/09/1994	02/12/1994	A	94.05
H23/177/90/	Laying out of access and siting of retail centre, with multi screen cinema, petrol station and garden centre with car p	18/04/1990	06/11/1990	A	94.05
23/295/94/RM	Amendment to previous approval for shopping complex and food court with car parking, access and landscaping	02/09/1994	02/12/1994	A	94.05
H23/10/74/	Two precast concrete show gara ges to nursery.	05/04/1974	24/06/1974	A	14.90
23/465/96/FU	23 traffic control barriers to shopping centre car park	05/12/1996	22/01/1997	A	14.96
06/04798/FU	Single storey rear extension to shop unit	07/08/2006	09/10/2006	A	94.02
07/06600/ADV	4 internally illuminated free standing signs; 4 internally illuminated individual letter signs and 4 internally illuminated logo signs to shopping centre	22/10/2007	03/12/2007	A	15.64
H23/59/87/1	Renewal of outline application to layout accesses and erect shopping complex with 10 scre en cinema, garden centre and	01/08/1991	03/09/1991	A	94.05
H23/59/87/	Outline application to layout accesses and erect shopping complex with 10 screen cinema, garden centre and detach	27/02/1987	30/01/1989	AP	94.05
23/126/94/RM	Shopping complex and food court with car parking, access and landscaping	27/04/1994	18/07/1994	A	94.05
23/296/94/RM	Amendment to alignment of site perimeter road and additional car parking to shopping complex	02/09/1994	02/12/1994	A	94.05
0-23/35/97/MOD	New build shopping centre	28/10/1997	10/11/1997	M09	94.05
H23/174/81/	Outline application to erect industrial and warehouse development, to vacant site. (site area 14.32ha)	31/03/1981	12/01/1982	A	42.38
23/297/94/RM	Amendment to access to service area, car parking and landscaping to shopping complex	02/09/1994	02/12/1994	A	94.05

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Site Ref: CFSM046 Site Name: Cotton Mill and Grove Farm Dewsbury Road,
Leeds**

ENQ/09/01727	Mezzanine floor for storage purposes	25/09/2009	05/10/2009	PD	14.71
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

East Leeds

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site has access to 4 buses per hour, 15% of the site meets the core strategy standards for primary education, 15% for health and 100% for secondary education

Rank (1-5)

4

Access Comments

Existing access arrangements for the White Rose would be suitable for housing development

Rank (1-5)

5

Local network comment

Congested local network

Rank (1-5)

3

Mitigation measure

Total score

12

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM046

Site Name: Cotton Mill and Grove Farm Dewsbury Road, Leeds

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Call for sites submission for residential (houses/flats), retail and leisure. See site 1208.

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM046

**Site Name: Cotton Mill and Grove Farm Dewsbury Road,
Leeds**

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

Site Ref: CFSM047 Site Name: White Rose Shopping Centre Dewsbury Road, Leeds

Site Details

Northing: 428391 Area sq m: 327831.67 Ward: Morley North
 Easting: 428225 Area Ha: 32.783167 HMCA: Outer South West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Industry and business - Storage
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Retail - Shops
 Neighbouring Use 3: Transport - Transport tracks & ways
 Other uses:
 Site State: Greenfield and brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1291.61	Distance to bus stop (metres)	280.16
Nearest Railway Station	Morley	Bus Stop ID	4304
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.97	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 100m of Minerals Safeguarding Site?: No

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H23/102/77/	Tipping of industrial refuse and demolition materials, to form enlarged tip. (site area 1.8ha (4.4 acres)).	18/02/1977	18/07/1977	A	15.42
23/296/93/FU	Extraction of coal by opencast mining	16/08/1993	25/08/1995	A	66.26
H23/326/81/	Laying out of access and tipping of controlled waste, with compound containing detached garage and fuel store, off	04/08/1981	15/09/1981	A	24.02
H23/454/81/	Tipping of industrial refuse and demolition materials, to existing tip. (site area 1.49ha) . (county matter)	18/12/1981	23/02/1982	A	11.34
23/128/96/MIN	Variation of conditions nos 2 and 18 of application no 23/296/93/fu (extension of coal extraction area)	15/04/1996	04/09/1996	A	66.03
H23/614/79/	Change of use, involving alterations and extension, of disused barn to 1 bedroom flat.	31/07/1979	08/10/1979	R	51.27
H23/214/81/	Outline application to erect residential development to vacant site. (site area 23.07ha) .	31/03/1981	15/06/1981	R	53.15
H23/215/81/	Outline application to erect residential development to vacant site. (site area 17ha).	31/03/1981	15/06/1981	R	53.14

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Not connected to urban area, would result in an isolated development. Contained to the east by the motorway but would reduce the green belt gap between Morley and Middleton.

Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

East Leeds

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

90% of the site has access to 4 buses per hour, 50% of the site meets the core standards for primary education and 20% for secondary education. None of the site meets core strategy standards for health or local services.

Rank (1-5)

4

Access Comments

Access onto junction with Dewsbury Rd is not supported - potential for left in left out and linking through from sites 1275 and 1320

Rank (1-5)

3

Local network comment

Large site is likely to require some off-site mitigation works

Rank (1-5)

4

Mitigation measure

Needs to link with site 1275 for access and provide crossing facilities on Dewsbury Rd

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM047

Site Name: White Rose Shopping Centre Dewsbury Road, Leeds

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Call for sites submission for residential, retail, leisure and complementary commercial uses. See site 1209 above.

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: CFSM047

Site Name: White Rose Shopping Centre Dewsbury Road, Leeds

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion: