

Site Ref: 7

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

Site Details

Northing:	445823	Area sq m:	4726.48	Ward	Otley and Yeadon
Easting:	420202	Area Ha:	0.472648	HMCA:	Outer North West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3851.35	Distance to bus stop (metres)	64.49
Nearest Railway Station	Guiseley	Bus Stop ID	9144
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Flat site with limited tree cover. Has road frontage.

UDP Designation

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

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	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: 7

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

Planning History

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

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

Site Ref: 7

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

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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: 7

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

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Edge of town, small infill development of brownfield site

Rank (1-5)

3

Access Comments

Adequate frontage

Rank (1-5)

5

Local network comment

Local congestion issues but small development and brownfield

Rank (1-5)

4

Mitigation measure

None

Total score

12

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported - but important bat roost record next to the site.

Boundary Amendment

Natural England:

Education

A new school would be needed in Otley should all the proposed sites be developed for housing. We may request land from part of a development for this.

Drainage/Water/Flooding

Environment Agency Comments:

This site lies in flood zones 3 and 2 on the EA Flood Map. Development should be avoided in this area.

Environment Agency Constraints:

FZ 2 & 3

Yorkshire Water Comments:

Combined and surface water sewer along western boundary

Yorkshire Water Waste Water Treatment Works Comme

Otley

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: 7

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

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

Site Capacity (dwellings units):

14

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Green

Employment Conclusion:

Green

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

Site Ref: 313

Site Name: Westgate, Otley

Site Details

Northing:	445433	Area sq m:	7371.64	Ward	Otley and Yeadon
Easting:	420084	Area Ha:	0.737164	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2: Transport - Car Parks
 Existing Use 3: Residential - Dwellings
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Retail - Shops
 Neighbouring Use 3: Retail - Financial and professional services
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3444.71	Distance to bus stop (metres)	140.13
Nearest Railway Station	Guiseley	Bus Stop ID	6622
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	Otley
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:

Flat site comprising a mix of uses, with poorly defined boundaries.

UDP Designation

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

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
-------------------------------------	----	---	----

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

Site Ref: 313

Site Name: Westgate, Otley

Planning History

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

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 313

Site Name: Westgate, Otley

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

Bus services half hourly to Leeds and Bradford, town centre location but no rail

Rank (1-5)

5

Access Comments

Adequate access

Rank (1-5)

5

Local network comment

Small development. Max 26 dwellings, brownfield site

Rank (1-5)

5

Mitigation measure

Footpath required

Total score

15

Support?

yes

Need to combine with other sites:

no

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:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

Otley

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: 313

Site Name: Westgate, Otley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	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:

Town Centre site suitable for range of uses including residential. Potential mixed use site.

Site Capacity (dwellings units):

26

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Green

Employment Conclusion:

Green

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

Site Ref: 317

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

Site Details

Northing:	446568	Area sq m:	18473.72	Ward	Otley and Yeadon
Easting:	419888	Area Ha:	1.847372	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2: Vacant & Derelict - Vacant building
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Community Services - Medical & Health care services
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4474.84	Distance to bus stop (metres)	56.37
Nearest Railway Station	Guiselay	Bus Stop ID	3950
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>
08/04133/LI	Listed Building Application for the redevelopment of Wharfedale Hospital including part demolition and conversion of buildings to form 36 flats, with associated car parking and landscaping	09/07/2008		APPRET	99.81
29/170/93/FU	Detached single storey chapel	23/08/1993	01/09/1993	ND	99.91
H29/187/89/	Two storey geriatric unit, including day hospital and 3 wards, with single storey calorifier room, switch room and 2 link	10/07/1989	11/09/1989	A	100.00
H29/280/89/	Two storey geriatric unit, including day hospital and 3 wards with single storey calorifier room, switch room and 2	10/10/1989	13/11/1989	A	100.00
09/02784/LI	Listed Building Application for part demolition and conversion of buildings to form 40 dwellings (flats and houses) and erect 39 new dwellings (houses and flats), with associated car parking and landscaping	25/06/2009	19/01/2010	W	99.80
0-29/24/02/MOD	Part 3 storey and part 4 storey hospital	21/08/2002	10/09/2002	M01	12.12
10/02739/FU	Redevelopment of former Wharfedale Hospital, including part demolition and conversion of buildings to form 22 flats and 14 houses and erect 35 new houses, with associated car parking and landscaping	15/06/2010		PCO	99.92
29/241/94/FU	External exit ramps to hospital	19/12/1994	10/02/1995	A	96.69
H29/12/76/	Alterations and extension, to existing ward, to form clinical teaching room, to hospital.	13/01/1976	22/03/1976	A	100.00
09/02785/FU	Redevelopment of former Wharfedale Hospital, including part demolition and conversion of buildings to form 40 dwellings (flats and houses) and erect 39 new dwellings (flats and houses), with associated car parking and landscaping	25/06/2009	20/10/2009	W	99.80
H29/15/90/	Detached prefabricated generator unit with oil tank, to hospital. (this item)	24/01/1990	04/03/1991	A	100.00
H29/365/76/	Alterations and extension, to form new plant room, to hospital premises.	23/09/1976	25/10/1976	A	99.96
PREAPP/08/00278	.	01/03/2008	29/06/2009	PRECAP	100.00
H29/17/86/	Alterations and extension to form corridor link, waiting area, toilets, treatment rooms, examination rooms, con	27/01/1986	17/02/1986	A	100.00
H29/393/79/	Alterations and extension, to form machine room and 2 storey lift, to hospital. (this item appears for information)	26/09/1979	15/10/1979	A	99.96

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

Site Ref: 317

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

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

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

Site Ref: 317

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

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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: 317

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

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 ok for health and education, some local services but Public Transport Core Strategy standards not met

Rank (1-5)

2

Access Comments

Access achievable but through hospital site

Rank (1-5)

5

Local network comment

Local congestion issues but brownfield site, mitigation possible

Rank (1-5)

4

Mitigation measure

Unknown at this stage

Total score

11

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported - but bat roost record on the site.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Large diameter sewer runs north/south towards east of site

Yorkshire Water Waste Water Treatment Works Comme

Otley

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: 317

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

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	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 major settlement. Pending planning application for 71 residential units (10/02739/FU)

Site Capacity (dwellings units):

76

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Green

Employment Conclusion:

Green

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

Site Ref: 320

Site Name: Ashfield Works, Westgate, Otley

Site Details

Northing:	445534	Area sq m:	18640.10	Ward	Otley and Yeadon
Easting:	420001	Area Ha:	1.86401	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2: Transport - Car Parks
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space
 Neighbouring Use 3: Transport - Waterways
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3511.34	Distance to bus stop (metres)	144.05
Nearest Railway Station	Guiseley	Bus Stop ID	6622
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	Otley
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(%):	0.02	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:	1.00
Greenspace - N1:	0.75	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:	0.04		

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: 320

Site Name: Ashfield Works, Westgate, Otley

Planning History

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

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.

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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: 320

Site Name: Ashfield Works, Westgate, Otley

East Leeds

SHLAA Conclusions

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

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Bus services half hourly to Leeds and Bradford, town centre location but no rail

Rank (1-5)

5

Access Comments

Adequate frontage, mitigation works funding

Rank (1-5)

4

Local network comment

Unsuitable local network but mitigation possible

Rank (1-5)

2

Mitigation measure

Signalised junction required

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor of the riverside. Retain a minimum 20 metre corridor from the River Wharfe. Otters, bats, Water Voles to consider.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Apart from a very narrow section of flood zone 2 (medium risk) adjacent to the River Wharfe, this site lies in flood zone 1 on the EA Flood Map (low risk). The area of flood zone 2 should be avoided as a developable area where possible.

Environment Agency Constraints:

FZ 2 & 3

Yorkshire Water Comments:

Combined sewers and a pipe bridge adjacent to the river along northern boundary

Yorkshire Water Waste Water Treatment Works Comme

Otley

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: 320

Site Name: Ashfield Works, Westgate, Otley

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

Site Capacity (dwellings units):

100

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: 1002

Site Name: Land to rear of 45 Creskeld Lane, Bramhope

Site Details

Northing:	443505	Area sq m:	14922.55	Ward	Adel and Wharfedale
Easting:	425751	Area Ha:	1.492255	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1: Residential - Dwellings
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Agriculture
 Neighbouring Use 3:
 Other uses:
 Site State: 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):	4563.31	Distance to bus stop (metres)	487.92
Nearest Railway Station	Horsforth	Bus Stop ID	9350
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	57.63	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
-------------------------------------	----	---	----

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

Site Ref: 1002

Site Name: Land to rear of 45 Creskeld Lane, Bramhope

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
29/192/01/FU	First floor rear extension raised rear patio and steps to rear garden	02/08/2001	27/09/2001	A	20.89
29/49/02/FU	Second floor rear extension	04/03/2002	29/04/2002	A	13.73
H29/54/92/	Alterations to form games room , snooker room, store, kitchen, studio and enlarged bathroom and extensions to form toilet	18/03/1992	06/05/1992	A	72.48
H29/54/84/	Alterations, to form toilet and enlarged hall and first floor extension, to form bedroom and bathroom, to side of detached	06/03/1984	29/03/1984	A	13.58

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

Part of the site is within the Green Belt. Development of the site would effectively 'round off' 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: 1002

Site Name: Land to rear of 45 Creskeld Lane, Bramhope

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

Three quarters of site area within accessibility zone for primary education and health. Some local services. Site just outside for access zone of 3 buses per hour

Rank (1-5)

3

Access Comments

Should be acceptable for 24 houses

Rank (1-5)

5

Local network comment

Should be acceptable for 24 houses

Rank (1-5)

5

Mitigation measure

None

Total score

13

Support?

yes

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

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

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Various foul and surface water sewers cross the site mostly towards western side of site

Yorkshire Water Waste Water Treatment Works Comme

Pool

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: 1002

Site Name: Land to rear of 45 Creskeld Lane, Bramhope

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:

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

Site Capacity (dwellings units):

23

Floorspace sq m (Non residential):

Residential Conclusion:

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: 1080

Site Name: Breary Lane East, Bramhope LS16

Site Details

Northing:	443041	Area sq m:	154387.40	Ward	Adel and Wharfedale
Easting:	426068	Area Ha:	15.43874	HMCA:	Outer North 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: Forestry - Unmanaged Forest
 Other uses:
 Site State:

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4234.93	Distance to bus stop (metres)	276.68
Nearest Railway Station	Horsforth	Bus Stop ID	2979
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.06	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	99.85	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<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
-------------------------------------	----	---	----

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

Site Ref: 1080

Site Name: Breary Lane East, Bramhope LS16

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:

Protected Area of Search (PAS) 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: 1080

Site Name: Breary Lane East, Bramhope LS16

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

One quarter of site within accessibility zone for education. Some local services. Public Transport Core Strategy standards not met but 75% of the site within 3 buses per hour buffer. Possible mitigation large site

Rank (1-5)

2

Access Comments

No access from Breary Lane East, possible difficulties with access on to Otley Road.

Rank (1-5)

4

Local network comment

Roundabout to south ok at moment but traffic lights to north congestion

Rank (1-5)

3

Mitigation measure

Unknown at this stage

Total score

9

Support?

no without significant mitigation

Need to combine with other sites:

maybe

Suitability for partial development:

yes with mitigation

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Unknown Impact. A range of valuable habitats present - grasslands need a botanical survey.

Boundary Amendment

Site assessment needed.

Natural England:

Education

A new school would be needed in Bramhope should all the proposed sites be developed for housing. We may request land from part of a development for this.

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Foul sewer along western boundary

Yorkshire Water Waste Water Treatment Works Comme

Knostrop High Level

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: 1080

Site Name: Breary Lane East, Bramhope LS16

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:

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

Site Capacity (dwellings units):

200

Floorspace sq m (Non residential):

Residential Conclusion:

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: 1095A

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

Site Details

Northing:	445447	Area sq m:	16979.60	Ward	Adel and Wharfedale
Easting:	424240	Area Ha:	1.69796	HMCA:	Outer North West

Site Characteristics

Land Use

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

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	6277.56	Distance to bus stop (metres)	69.69
Nearest Railway Station	Guiseley	Bus Stop ID	3823
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:	Yes	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.95	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 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
-------------------------------------	----	---	----

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

Site Ref: 1095A

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

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: 1095A

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

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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:

The site is separated from the existing settlement, but performs relatively well against the remaining purposes.

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: 1095A

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

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Only ok for access to primary education. No other accessibility criteria met

Rank (1-5)

1

Access Comments

Access from Pool Road acceptable in principle but may require third party land to achieve acceptable visibility splays and junction spacing. If by-pass is built this would further restrict access potential - access would have to be tied into by-pass access.

Rank (1-5)

2

Local network comment

Local congestion, mitigation required

Rank (1-5)

2

Mitigation measure

By-pass and off site improvements required

Total score

5

Support?

No

Need to combine with other sites:

Yes

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-based designations but includes land alongside the River Wharfe Site of Ecological and Geological Importance

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1095. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.

Natural England:

Education

[Empty box for Education comments]

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

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

LCC Flood Risk Management:

Utilities

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

Site Ref: 1095A

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

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

Site Capacity (dwellings units): 46 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

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

Site Ref: 1095B

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

Site Details

Northing:	445186	Area sq m:	120188.29	Ward	Adel and Wharfedale
Easting:	424052	Area Ha:	12.018829	HMCA:	Outer North 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):	5984.13	Distance to bus stop (metres)	270.67
Nearest Railway Station	Guiseley	Bus Stop ID	3823
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:	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 (%):	99.61	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 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: 1095B

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

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: 1095B

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

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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 of the site would lead to unrestricted sprawl in isolation, however with development of the PAS site (1369) to the east would fill gap between Pool-in-Wharfedale and the industrial site to the 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: 1095B

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

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Only northern half of site ok for access to primary education. No other accessibility criteria met

Rank (1-5)

1

Access Comments

Relies on site 1365, Pool Bank Bypass

Rank (1-5)

3

Local network comment

Local congestion, mitigation required

Rank (1-5)

2

Mitigation measure

By-pass and off site improvements required

Total score

6

Support?

Yes with substantial mitigation

Need to combine with other sites:

Yes

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-based designations but includes unimproved grassland to south near disused railway corridor.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1095. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Foul sewer along western boundary and rising main along road frontage

Yorkshire Water Waste Water Treatment Works Comme

Pool

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: 1095B

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

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

Site Capacity (dwellings units): 270 Floorspace sq m (Non residential): 0

Residential Conclusion:

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: 1095C

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

Site Details

Northing:	444945	Area sq m:	859.63	Ward	Adel and Wharfedale
Easting:	424615	Area Ha:	0.085963	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1:	Residential - Dwellings
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:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	5808.93	Distance to bus stop (metres)	136.67
Nearest Railway Station	Horsforth	Bus Stop ID	1373
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

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

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
-------------------------------------	----	---	----

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

Site Ref: 1095C

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

Planning History

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

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

Site Ref: 1095C

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

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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: 1095C

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

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Accessible to primary education. No other accessibility criteria met

Rank (1-5)

1

Access Comments

Land required for by-pass access

Rank (1-5)

1

Local network comment

Local congestion, mitigation required

Rank (1-5)

2

Mitigation measure

By-pass and off site improvements required

Total score

4

Support?

No

Need to combine with other sites:

Yes

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

The majority of this site is classified as functional floodplain in the Leeds SFRA. As such, only 'water compatible' development and 'essential infrastructure' are appropriate in this area.

Environment Agency Constraints:

FZ 2 & 3

Yorkshire Water Comments:

Private highway drain and outfall and water mains in eastern part of site

Yorkshire Water Waste Water Treatment Works Comme

Pool

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: 1095C

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

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:

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

Site Capacity (dwellings units): 3 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

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

Site Ref: 1095D

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

Site Details

Northing:	444900	Area sq m:	569.08	Ward	Adel and Wharfedale
Easting:	424628	Area Ha:	0.056908	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1:	Residential - Dwellings
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:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	5764.71	Distance to bus stop (metres)	92.70
Nearest Railway Station	Horsforth	Bus Stop ID	1373
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

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

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
-------------------------------------	----	---	----

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

Site Ref: 1095D

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

Planning History

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

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

Site Ref: 1095D

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

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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: 1095D

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

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Accessible to primary education. No other accessibility criteria met

Rank (1-5)

1

Access Comments

Land required for by-pass access

Rank (1-5)

1

Local network comment

Local congestion, mitigation required

Rank (1-5)

2

Mitigation measure

By-pass and off site improvements required

Total score

4

Support?

No

Need to combine with other sites:

Yes

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

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

Site Ref: 1095D

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

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

Site Capacity (dwellings units): 2 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: 1101

Site Name: Land Off Weston Lane and Green Lane, Otley

Site Details

Northing:	446128	Area sq m:	25210.88	Ward	Otley and Yeadon
Easting:	419560	Area Ha:	2.521088	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Community Services - Education
 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):	3976.56	Distance to bus stop (metres)	122.98
Nearest Railway Station	Guiseley	Bus Stop ID	10827
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 (%):	98.66	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<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>
H29/6/74/	Erection of external (steel) fire escape and internal alterations to brewery (licensed) training premises.	08/04/1974	08/07/1974	A	97.43
29/173/93/FU	Alterations to form emergency exit and external staircase to training centre	09/08/1993	28/10/1993	A	98.63
29/172/93/LI	Listed building application to carry out alterations to form enlarged function room and emergency exit and staircase	03/08/1993	28/10/1993	A	98.63
0-29/9/02/MOD	Change of use of training centre and outbuildings to eight dwellings and erection of a detached dwelling house	28/03/2002	24/04/2002	M07	28.33
29/18/01/LI	Listed building application to part demolish training centre and alterations to form seven dwellings	23/01/2001	06/12/2001	A	28.33
0-29/9/03/MOD	Change of use of training centre and out buildings to eight dwellings and erection of a detached dwelling house	06/05/2003	16/06/2003	M04	28.33
29/15/01/FU	Change of use of training centre and out buildings to eight dwellings and erection of a detached dwelling house	21/12/2000	19/02/2002	A	28.33

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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 would represent a significant incursion into Green Belt and would set a precedent for further sprawl to the 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: 1101

Site Name: Land Off Weston Lane and Green Lane, Otley

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

Site ok for health and education and some local services but Public Transport Core Strategy standards not met

Rank (1-5)

2

Access Comments

Access achievable with mitigation (trees could be problem)

Rank (1-5)

4

Local network comment

Local congestion issues, north of the river bridge in Otley

Rank (1-5)

3

Mitigation measure

Unknown at this stage

Total score

9

Support?

no

Need to combine with other sites:

no

Suitability for partial development:

yes with mitigation

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:

Private water supply pipe runs through centre of site

Yorkshire Water Waste Water Treatment Works Comme

Otley

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: 1101

Site Name: Land Off Weston Lane and Green Lane, Otley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Site Capacity (dwellings units):

66

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: 1179

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

Site Details

Northing:	444575	Area sq m:	48779.19	Ward	Otley and Yeadon
Easting:	418906	Area Ha:	4.877919	HMCA:	Outer North 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:	Forestry - Unmanaged Forest
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):	2362.01	Distance to bus stop (metres)	197.99
Nearest Railway Station	Guiseley	Bus Stop ID	7467
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:	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: 1179

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H29/3/76/	Alterations and extension, to form conservatory, to detached house.	08/01/1976	09/03/1976	A	22.38
H29/350/79/	Outline application to erect detached house, with attached garage, and detached mistle, to agricultural	20/08/1979	02/04/1980	W	47.44

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.

Site Ref: 1179

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

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

Conformity with Core Strategy

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

Regeneration Priority Area:

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

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

Site Ref: 1179

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

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

Poor access to employment and Public Transport. Average access to local services

Rank (1-5)

2

Access Comments

No frontages with adopted highway

Rank (1-5)

1

Local network comment

Possible cumulative impact in local area

Rank (1-5)

4

Mitigation measure

needs adjacent land/dwelling for access, improvements to PT

Total score

7

Support?

no

Need to combine with other sites:

no

Suitability for partial development:

yes with access

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

Two culverted watercourses along cross northern boundary

Yorkshire Water Waste Water Treatment Works Comme

Otley

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: 1179

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

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	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, unrelated to the existing settlement of Otley. Development would extend development south of Otley and set a precedent for sprawl. Highways concerns re access.

Site Capacity (dwellings units): 129 Floorspace sq m (Non residential): 0

Residential Conclusion:

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: 1181A

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

Site Details

Northing:	442356	Area sq m:	23767.23	Ward	Adel and Wharfedale
Easting:	425689	Area Ha:	2.376723	HMCA:	Outer North 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:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3457.57	Distance to bus stop (metres)	468.74
Nearest Railway Station	Horsforth	Bus Stop ID	12414
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:	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: 1181A

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

Planning History

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

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.

Site Ref: 1181A

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Development of site could create a rounding off of the settlement and would be contained by the road and housing on three sides.

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: 1181A

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

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Quarter of site area accessible to primary and secondary education but lacks local services and does not meet public transport Core Strategy standards. Half site has access to 3 buses per hour.

Rank (1-5)

2

Access Comments

Road width needs widening, may not be adequate width in highway. End of road not adopted, may require additional land.

Rank (1-5)

3

Local network comment

Local congestion, mitigation required

Rank (1-5)

3

Mitigation measure

Unknown at this stage

Total score

8

Support?

No

Need to combine with other sites:

No

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

Three sewers, including large diameter, cross the centre of the site south/north

Knostrap High Level

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: 1181A

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

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

Site Capacity (dwellings units): 31 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: 1181B

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

Site Details

Northing:	442252	Area sq m:	61012.78	Ward	Adel and Wharfedale
Easting:	425849	Area Ha:	6.101278	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1: 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):	3424.35	Distance to bus stop (metres)	413.18
Nearest Railway Station	Horsforth	Bus Stop ID	14216
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
-------------------------------------	----	---	----

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

Site Ref: 1181B

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

Planning History

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

Site Ref: 1181B

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

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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:

Green Belt site. Development of site B could set a precedent for unrestricted urban sprawl to the south of Bramhope.

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: 1181B

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

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

One quarter of site ok for education but lacks local services and does not meet Public Transport Core Strategy. Half site in 3 buses per hour zone

Rank (1-5)

2

Access Comments

Road width needs widening, may not be adequate width in highway. End of road not adopted, may require additional land.

Rank (1-5)

3

Local network comment

Local congestion, mitigation required

Rank (1-5)

3

Mitigation measure

Unknown at this stage

Total score

8

Support?

No

Need to combine with other sites:

No

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

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: 1181B

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

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

Site Capacity (dwellings units): 137 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: 1196

Site Name: Land off West Busk Lane, Otley LS21

Site Details

Northing:	445146	Area sq m:	112584.51	Ward	Otley and Yeadon
Easting:	418670	Area Ha:	11.258451	HMCA:	Outer North West

Site Characteristics

Land Use

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

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2938.55	Distance to bus stop (metres)	231.18
Nearest Railway Station	Guiseley	Bus Stop ID	5221
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 (%):	98.59	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<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: 1196

Site Name: Land off West Busk Lane, Otley LS21

Planning History

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Development would represent unrestricted sprawl. and would not round off the settlement, but represent a large extension to the north of existing residential properties unrelated to the settlement form. No defensible Green Belt boundary

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: 1196

Site Name: Land off West Busk Lane, Otley LS21

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 access to employment and public transport. Average access to local services

Rank (1-5)

2

Access Comments

Poor access visibility onto adopted highway, needs access through site 1317

Rank (1-5)

2

Local network comment

Possible cumulative impact in local area

Rank (1-5)

4

Mitigation measure

needs adjacent land/dwelling for access, improvements to PT

Total score

8

Support?

no

Need to combine with other sites:

yes with 1317

Suitability for partial development:

yes with access

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-based designations but Gill Beck and adjacent land in the west of this site has protected species and good quality riparian habitat including a strip of woodland. Protected species to consider - Otter, White Clawed Crayfish and bats

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/1196. Mitigation will still be required to protect and enhance western, northen and eastern boundaries. No development should be allowed within 30 metres of the Gill Beck and the land adjacent to Gill Beck should not be used for public access.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

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

Environment Agency Constraints:

FZ 2 & 3

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

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

Site Ref: 1196

Site Name: Land off West Busk Lane, Otley LS21

Surface water sewer within eastern part of the site.

Otley

LCC Flood Risk Management:

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

Site Capacity (dwellings units): 198 Floorspace sq m (Non residential): 0

Residential Conclusion:

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: 1197

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

Site Details

Northing:	445822	Area sq m:	26515.22	Ward	Otley and Yeadon
Easting:	420634	Area Ha:	2.651522	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility
 Existing Use 2: Recreation & Leisure - Allotment and city farm
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 3: Retail - Shops
 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):	4021.83	Distance to bus stop (metres)	189.38
Nearest Railway Station	Guiselay	Bus Stop ID	3299
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 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	35.14	Other?:	<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:	64.84		

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: 1197

Site Name: Cross Green Rugby Ground and Allotments,
Otle, LS21

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H29/258/89/	Alterations and extension to form dressing rooms and gymnasium, to clubhouse.	15/09/1989	23/10/1989	A	59.57
H29/59/74/	Alterations and extensions to form changing rooms and shower room.	14/05/1974	16/09/1974	A	59.45
29/107/94/FU	New stand with corporate boxes above	01/06/1994	08/08/1994	A	64.81
H29/145/90/	Alterations and extension to form tearoom, kitchen, entrance lobby and first floor committee room, to clubhouse.	11/06/1990	23/07/1990	A	64.02
29/81/04/FU	Single storey extension to clubhouse covered stand raised viewing areas and relocation of garage	08/03/2004	17/05/2004	A	64.05
H29/339/80/	Outline application to erect extension, to form enlarged clubhouse, squash courts and tea rooms, to rugby club	27/10/1980	20/11/1980	W	64.17
H29/106/79/	Alterations and extensions, to form new toilets and kitchen, to rugby club.	27/03/1979	04/06/1979	A	63.51
H29/47/83/	Alterations to form dressing rooms, and store and extensions to form dressing rooms, referees room and gymnasium	17/03/1983	11/04/1983	A	64.05
H29/235/79/	Alterations and extension, to form lounge with bar, bar and enlarged bar store, to rugby club.	13/06/1979	18/07/1979	A	64.02
H29/76/81/	Alterations and extension, to form lounge, entrance lobby, toilets, bar area and beer store, to rugby club.	16/03/1981	05/05/1981	A	63.93

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

Site Ref: 1197

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

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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: 1197

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

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

Public Transport not in line with Core Strategy accessibility standards but meets accessibility for employment, health and education

Rank (1-5)

3

Access Comments

Adequate frontage

Rank (1-5)

5

Local network comment

Local congestion issues.

Rank (1-5)

3

Mitigation measure

Unknown at this stage

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

no

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:

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

Environment Agency Constraints:

FZ2

Yorkshire Water Comments:

Large diameter combined sewer crosses the north of the site

Yorkshire Water Waste Water Treatment Works Comme

Otley

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: 1197

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

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:

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

Site Capacity (dwellings units):

80

Floorspace sq m (Non residential):

Residential Conclusion:

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: 1204

Site Name: Land at Old Manor Farm off Old Lane, Bramhope LS16

Site Details

Northing:	443460	Area sq m:	126921.30	Ward	Adel and Wharfedale
Easting:	424291	Area Ha:	12.69213	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Residential - Dwellings
 Existing Use 3:
 Neighbouring Use 1
 Neighbouring Use 2: Agriculture
 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):	4322.31	Distance to bus stop (metres)	502.49
Nearest Railway Station	Horsforth	Bus Stop ID	11562
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

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

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

Site Ref: 1204

Site Name: Land at Old Manor Farm off Old Lane,
Bramhope LS16

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: 1204

Site Name: Land at Old Manor Farm off Old Lane, Bramhope LS16

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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:

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

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: 1204

Site Name: Land at Old Manor Farm off Old Lane, Bramhope LS16

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

Does not meet accessibility standards for health, education and employment. Half site in 3 buses per hour zone as crow flies but would not be accessible without additional land.

Rank (1-5)

1

Access Comments

Narrow unlit country lane unsuitable for large development

Rank (1-5)

1

Local network comment

Local congestion

Rank (1-5)

3

Mitigation measure

Unknown at this stage

Total score

5

Support?

no

Need to combine with other sites:

no

Suitability for partial development:

no

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[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

Pool

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: 1204

Site Name: Land at Old Manor Farm off Old Lane, Bramhope LS16

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

Site Capacity (dwellings units):

285

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: 1317

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

Site Details

Northing:	444909	Area sq m:	4277.29	Ward	Otley and Yeadon
Easting:	418517	Area Ha:	0.427729	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1: Residential - Dwellings
 Existing Use 2: Vacant and derelict - Vacant land
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 3:
 Other uses:
 Site State: Part 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):	2716.91	Distance to bus stop (metres)	69.71
Nearest Railway Station	Guiseley	Bus Stop ID	9872
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 (%):	75.81	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<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: 1317

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

Planning History

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

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

Site Ref: 1317

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

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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. Site contained by boundary of beck thereby limiting potential 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: 1317

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

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

Poor access to employment and public transport. Average access to local services

Rank (1-5)

2

Access Comments

Mitigation works required to bring private road to adoptable standard. Access initially off private road. Possible problem with tree on adopted highway in visibility splay.

Rank (1-5)

3

Local network comment

Possible cumulative impact in local area

Rank (1-5)

4

Mitigation measure

needs access and footway improvements

Total score

9

Support?

no

Need to combine with other sites:

yes with 1317

Suitability for partial development:

yes with access

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-based designations but Gill Beck and adjacent land in the west of this site has protected species and good quality riparian habitat including a strip of woodland. Protected species to consider - Otter, White Clawed Crayfish and bats

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/1317. Mitigation will still be required to protect and enhance the western boundary. No development should be allowed within 20 metres of the Gill Beck and the land adjacent to Gill Beck should not be used for public access.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

This site lies in flood zone 3 on the EA Flood Map. Development should be avoided in this area.

Environment Agency Constraints:

FZ 2 & 3

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

Otley

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

Site Ref: 1317

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

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

Site Capacity (dwellings units): 12 Floorspace sq m (Non residential): 0

Residential Conclusion:

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: 1369

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

Site Details

Northing:	444999	Area sq m:	110671.19	Ward	Adel and Wharfedale
Easting:	424319	Area Ha:	11.067119	HMCA:	Outer North 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:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	5860.84	Distance to bus stop (metres)	249.32
Nearest Railway Station	Horsforth	Bus Stop ID	9378
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	2.74	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	90.32	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<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
-------------------------------------	----	---	----

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

Site Ref: 1369

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

Planning History

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

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

Site Ref: 1369

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

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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:

Existing Protected Area of Search (PAS) site in Unitary Development Plan.

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: 1369

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

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

Access to primary education ok for half of site. Poor for remaining services. Possible mitigation for 226 houses

Rank (1-5)

2

Access Comments

Relies on site 1095 and Pool Bank Bypass

Rank (1-5)

3

Local network comment

Local congestion, mitigation required

Rank (1-5)

2

Mitigation measure

By-pass and off site improvements required

Total score

7

Support?

yes with substantial mitigation

Need to combine with other sites:

yes

Suitability for partial development:

yes with mitigation

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:

Combined sewer within eastern boundary and rising main within northern road frontage boundary.

Yorkshire Water Waste Water Treatment Works Comme

Pool

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: 1369

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

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

Site Capacity (dwellings units):

226

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: 2035

Site Name: East Chevin Road, Otley

Site Details

Northing:	445032	Area sq m:	14963.52	Ward	Otley and Yeadon
Easting:	420599	Area Ha:	1.496352	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1: Other - Auction Market
 Existing Use 2: Transport - Car Parks
 Existing Use 3:
 Neighbouring Use 1: Office
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Vacant and derelict - Vacant land
 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):	3312.16	Distance to bus stop (metres)	79.67
Nearest Railway Station	Guiseley	Bus Stop ID	3459
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

UDP Designation

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

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
-------------------------------------	----	---	----

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

Site Ref: 2035

Site Name: East Chevin Road, Otley

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: 2035

Site Name: East Chevin Road, Otley

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

Bus services half hourly to Leeds and Bradford, edge of town centre location but no rail station

Rank (1-5)

5

Access Comments

Adequate frontage, mitigation works

Rank (1-5)

4

Local network comment

Local congestion issues but existing brownfield site, some mitigation required

Rank (1-5)

5

Mitigation measure

20 mph funding

Total score

14

Support?

yes

Need to combine with other sites:

no

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:

Environment Agency Constraints:

Yorkshire Water Comments:

Culverted water course in the centre of the site runs north

Yorkshire Water Waste Water Treatment Works Comme

Otley

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: 2035

Site Name: East Chevin Road, Otley

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	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:

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

Site Capacity (dwellings units):

54

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Green

Employment Conclusion:

Green

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

Site Ref: 2051A

Site Name: King Lane, Alwoodley, LS17

Site Details

Northing:	441359	Area sq m:	1163300.59	Ward:	Alwoodley
Easting:	428922	Area Ha:	116.330059	HMCA:	Outer North 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 golf course
Other uses:	Utilities - water storage (reservoir)
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):	5018.41	Distance to bus stop (metres)	583.44
Nearest Railway Station	Horsforth	Bus Stop ID	172
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
-------------------------------------	----	---	----

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

Site Ref: 2051A

Site Name: King Lane, Alwoodley, LS17

Planning History

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Development of the site would lead to a significant incursion into the Green Belt creating 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: 2051A

Site Name: King Lane, Alwoodley, LS17

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Entire site outside accessibility standards. Small percentage within walking distance of primary health and education.

Rank (1-5)

2

Access Comments

Scale of development would require multiple accesses to be provided, difficult to see how this requirement could be met given the limited road frontages available.

Rank (1-5)

2

Local network comment

King Lane in vicinity of site has significant deficiencies.

Rank (1-5)

1

Mitigation measure

Unknown. Site has only a small frontage onto King Lane, so extensive mitigation works would not appear possible.

Total score

5

Support?

No

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Major impact - Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but Eccup Reservoir Site of Special Scientific Interest is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

This site lies in flood zone 1 on the EA Flood Map (low risk). However, any site specific Flood Risk Assessment (FRA) must investigate the small unnamed watercourse flowing into Eccup Reservoir 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: 2051A

Site Name: King Lane, Alwoodley, LS17

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

Knothrop High Level

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

2821

Floorspace sq m (Non residential):

0

Residential Conclusion:

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: 2051B

Site Name: King Lane, Alwoodley, LS17

Site Details

Northing:	440640	Area sq m:	203180.02	Ward	Alwoodley
Easting:	428415	Area Ha:	20.318002	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Forestry - Managed Forest
 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):	4266.64	Distance to bus stop (metres)	255.86
Nearest Railway Station	Horsforth	Bus Stop ID	7075
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 (%):	26.87
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<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: 2051B

Site Name: King Lane, Alwoodley, LS17

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:

Unrelated to the existing settlement pattern. Well contained 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: 2051B

Site Name: King Lane, Alwoodley, LS17

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Entire site outside accessibility standards, small percentage within walking distance of primary health and education.

Rank (1-5)

2

Access Comments

Scale of development would require multiple accesses to be provided, difficult to see how this requirement could be met given the limited road frontages available.

Rank (1-5)

2

Local network comment

King Lane in vicinity of site has significant deficiencies.

Rank (1-5)

1

Mitigation measure

Unknown. Site has only a small frontage onto King Lane, so extensive mitigation works would not appear possible.

Total score

5

Support?

No

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Major impact - Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but Eccup Reservoir SSSI is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Sewers and water mains in access road through centre.

Yorkshire Water Waste Water Treatment Works Comme

Knostrop High Level

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: 2051B

Site Name: King Lane, Alwoodley, LS17

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

Site Capacity (dwellings units): 532 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: 2054

Site Name: Harrogate Road,Moortown, LS17

Site Details

Northing:	441266	Area sq m:	221949.72	Ward	Alwoodley
Easting:	431038	Area Ha:	22.194972	HMCA:	Outer North 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:	Flat & sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	6850.08	Distance to bus stop (metres)	529.43
Nearest Railway Station	Burley Park	Bus Stop ID	7381
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:	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: 2054

Site Name: Harrogate Road,Moortown, LS17

Planning History

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

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.

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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 unrelated to the existing settlement pattern and would represent sprawl to the western side of the Harrogate 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: 2054

Site Name: Harrogate Road, Moortown, LS17

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 is accessible to public transport. Only a small part of the site is accessible to health and education.

Rank (1-5)

3

Access Comments

Size of site would require at least 2 junctions with external highway. Constraints on Harrogate Road.

Rank (1-5)

2

Local network comment

Constraints on Harrogate Road. Capacity problems leading to queuing at peak times

Rank (1-5)

2

Mitigation measure

mitigation may not be possible

Total score

7

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but Eccup Reservoir SSSI is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Three large water mains cross the centre of the site north/south and a rising main in the northern boundary.

Yorkshire Water Waste Water Treatment Works Comme

Knostrop High Level

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: 2054

Site Name: Harrogate Road, Moortown, LS17

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 pattern and would represent sprawl to the western side of the Harrogate Road. Highways concerns re access and local network capacity.

Site Capacity (dwellings units):

583

Floorspace sq m (Non residential):

Residential Conclusion:

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: 2130

Site Name: Church Lane Adel

Site Details

Northing:	440371	Area sq m:	148266.42	Ward	Adel and Wharfedale
Easting:	427242	Area Ha:	14.826642	HMCA:	Outer North 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: Community Services - Places of worship
 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):	3078.17	Distance to bus stop (metres)	256.06
Nearest Railway Station	Horsforth	Bus Stop ID	7354
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 (%):	0.85	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	99.15	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<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>
H26/860/76/	Outline application to erect block of 4 garages to detached house.	12/10/1976	01/11/1976	W	11.35
H26/146/79/	Laying out of re-aligned access road to residential premises.	21/02/1979	16/07/1979	A	17.01
H26/874/77/	Alterations to access to residential premises.	27/10/1977	19/12/1977	R	11.35
H26/1/77/	Alterations to form four dwelling units, 1 comprising dining room, kitchen, lounge, hall, 3 bedrooms	04/01/1977	14/02/1977	A	11.35
H26/91/86/	Outline application to layout 3 playing pitches, spectators stand, terracing, clubhouse, floodlighting and car park	19/03/1986	07/07/1986	R	47.60
H26/1/78/	Detached block of 4 pre cast concrete garages, to vacant garden site.	03/01/1978	23/01/1978	A	17.04

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?:
- 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:

PAS (Protected Area of Search) site in Unitary Development Plan.

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: 2130

Site Name: Church Lane Adel

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 site meets Core Strategy standard. Local shops within walking distance

Rank (1-5)

3

Access Comments

No access from Church Lane, main access from Otley Road signalised. Other mitigation also possibly required

Rank (1-5)

4

Local network comment

Local congestion issues, mitigation potential

Rank (1-5)

3

Mitigation measure

No access off Church Lane, possible limited access from adjacent site, main access from Otley Road with new signal junction(s)

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

no

Suitability for partial development:

yes with mitigation

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:

Combined sewer in north western corner.

Yorkshire Water Waste Water Treatment Works Comme

Knostrop High Level

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: 2130

Site Name: Church Lane Adel

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

Site Capacity (dwellings units):

186

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Employment Conclusion:

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

Site Ref: 3002

Site Name: St David's Road, Otley, LS21 2AW

Site Details

Northing: 446886 Area sq m: 16982.14 Ward: Otley and Yeadon
Easting: 419650 Area Ha: 1.698214 HMCA: Outer North 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
Distance to Rail Station (metres): 4738.65 Distance to bus stop (metres) 410.47
Nearest Railway Station: Guiseley Bus Stop ID: 7867
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

Site Ref: 3002

Site Name: St David's Road, Otley, LS21 2AW

Planning History

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

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

Check the unrestricted sprawl of large built up areas

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

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

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

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

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

Overall countryside Encroachment Conclusion

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

Preserve the setting and special character of historic towns

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

Overall Character Preservation Conclusion:

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

Greenbelt Assessment Conclusion:

Development would represent an isolated extension into Green Belt to the north of the existing settlement limits of Otley, creating 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: 3002

Site Name: St David's Road, Otley, LS21 2AW

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

Half site ok for access to health and education, but lacks access to local facilities. Public Transport Core Strategy standards not met

Rank (1-5)

1

Access Comments

No access to highway, existing private route through is narrow, not suitable even as a private drive

Rank (1-5)

1

Local network comment

Existing issues with St Davids Road and level of development already served by single access point

Rank (1-5)

3

Mitigation measure

Unknown at this stage

Total score

5

Support?

no

Need to combine with other sites:

yes

Suitability for partial development:

no

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but includes a beck on the west side, mature trees to the north on steeply sloping land, and a hedgerow across the centre with mature/dying trees with good ecological value to the south-east.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary substantially amended as per drawing RM/3002. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

Otley

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: 3002

Site Name: St David's Road, Otley, LS21 2AW

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

Site Capacity (dwellings units):

46

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Red

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

Site Ref: 3025

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

Site Details

Northing:	444950	Area sq m:	13103.98	Ward	Otley and Yeadon
Easting:	419969	Area Ha:	1.310398	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1: Forestry - Unmanaged Forest
 Existing Use 2: Transport - Transport tracks & ways
 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:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2952.86	Distance to bus stop (metres)	227.91
Nearest Railway Station	Guiseley	Bus Stop ID	2742
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 (%):	96.42	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<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: 3025

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

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: 3025

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

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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:

Very narrow site creating ribbon development to the south side of Otley bypass.

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: 3025

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

East Leeds

SHLAA Conclusions

Availability: Suitability: No Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Average to good Accessibility all round

Rank (1-5)

4

Access Comments

Poor land gradient levels (on enbankment towards A660), multiple accesses not suitable due to speed of road and trees. Difficult site to unlock

Rank (1-5)

1

Local network comment

Possible cummulative impact in local area

Rank (1-5)

4

Mitigation measure

land levels overhaul, access improvements

Total score

9

Support?

no

Need to combine with other sites:

no

Suitability for partial development:

no

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). This proposed allocation lies over a linear strip of Lowland mixed deciduous woodland a UK Biodiversity Action Plan habitat. This woodland forms an important wildlife corridor. Allocation would be counter to policies on increasing woodland cover in Leeds in the draft LDF.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Various sized sewers and water mains within whole site.

Yorkshire Water Waste Water Treatment Works Comme

Otley

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: 3025

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

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

Site Capacity (dwellings units): 41 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: 3360

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

Site Details

Northing:	440731	Area sq m:	590673.61	Ward	Adel and Wharfedale
Easting:	426032	Area Ha:	59.067361	HMCA:	Outer North West

Site Characteristics

Land Use

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

Site Detail

Topography:	Undulating	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2264.95	Distance to bus stop (metres)	459.24
Nearest Railway Station	Horsforth	Bus Stop ID	4628
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 (%):	99.42	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.05	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	9.45		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	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>
26/217/92/FU	Detached maintenance shed	10/06/1992	24/11/1992	A	89.92
26/277/93/FU	Single storey front extension to clubhouse	24/08/1993	09/11/1993	A	89.92
26/108/96/LI	Listed building application to part demolish and erect single & 3 two storey extensions to form leisure centre	25/03/1996	14/11/1996	A	89.92
H26/445/90/	Laying out of access road with change of use of former hospital and coach house to hotel and golf club house and use of	09/11/1990	21/01/1991	A	69.04
26/216/92/LI	Listed building application to carry out alterations and extension to form golf clubhouse	10/06/1992	19/01/1993	A	89.92
26/107/99/LI	Listed building application for addition of 0.6m diameter satellite dish to leisure centre	18/03/1999	18/10/1999	A	89.98
26/106/96/FU	Change of use involving alterations 1 single storey and 3 two storey extensions of hospital to leisure centre	25/03/1996	14/11/1996	A	89.92
26/220/92/FU	Detached golf driving range building with floodlights	10/06/1992	22/12/1992	A	89.92
26/259/97/SI	6 non illuminated and 3 illuminated freestanding signs and 5 externally illuminated wall signs	22/06/1997	08/09/1997	A	89.92
26/114/97/LI	Listed building application for addition of 0.6m diameter satellite dish to golf club house	03/04/1997	13/05/1997	A	89.92
26/261/92/FU	Detached pump house	03/07/1992	20/08/1992	A	89.92
26/278/93/LI	Listed building application to carry out alterations and single storey front extension to clubhouse	24/08/1993	09/11/1993	A	89.92
H26/261/91/	Use of agricultural land as golf club.	22/07/1991	30/09/1991	A	20.85
26/108/99/LI	Listed building application for addition of 0.6m diameter satellite dish to driving range	18/03/1999	18/10/1999	A	89.98
26/221/92/FU	Change of use involving single storey extension of coach house to golf club house	19/06/1992	19/01/1993	A	89.92
26/107/96/LI	Listed building application to part demolish and carry out alterations and extension to form golf clubhouse	25/03/1996	14/11/1996	A	89.92
26/367/00/SI	2 entrance wall signs 7 free standing and 4 wall mounted individual letter signs to health and golf club	16/08/2000	10/10/2000	A	89.92

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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?: Yes

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 not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.

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: 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	Rank (1-5)
Part of site near to Cookridge Lane has good accessibility, most of site is poor.	3

Access Comments	Rank (1-5)
Only support access on to Cookridge Lane. No access off Holt Lane unless fully reconstructed, would remove all trees on frontage.	4

Local network comment	Rank (1-5)
Congested wider network	3

Mitigation measure	Total score
Holt Lane reconstruction	10

Support?	Need to combine with other sites:	Suitability for partial development:
Yes with mitigation		

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

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

Boundary Amendment

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

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

Site Ref: 3360

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

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

Natural England:

Education

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

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

20-30% good accessibility only

Rank (1-5)

2

Access Comments

Frontages with cookridge lane and holt lane, possible tree and land level issues, need wider carriageway on Holt Laner and footway constructed

Rank (1-5)

4

Local network comment

local congestion issues on outer ring road

Rank (1-5)

3

Mitigation measure

access improvements, road width increases and footway construction on Holt lane

Total score

9

Support?

no

Need to combine with other sites:

no

Suitability for partial development:

yes

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

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

Boundary Amendment

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

Site Ref: 3360

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

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

Natural England:

Education

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

Drainage/Water/Flooding

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

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

LCC Flood Risk Management:

Utilities

Gas:

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:

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

Site Ref: 3360

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

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

Site Capacity (dwellings units):

1550

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 3367A

Site Name: Leeds Road, Bramhope Site A

Site Details

Northing:	442698	Area sq m:	38797.98	Ward	Adel and Wharfedale
Easting:	426154	Area Ha:	3.879798	HMCA:	Outer North West

Site Characteristics

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3957.95	Distance to bus stop (metres)	128.61
Nearest Railway Station	Horsforth	Bus Stop ID	9209
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 (%):	99.98	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.02	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<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: 3367A

Site Name: Leeds Road, Bramhope Site A

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:

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 of the site would provide an extension to the adjoining PAS site 1080 and assist access into this adjacent site. By itself, the site is an isolated site, but with the adjacent PAS site it could effectively 'round off' 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: 3367A

Site Name: Leeds Road, Bramhope Site A

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Poor access to public transport and employment but good access to primary and secondary education and health facilities

Rank (1-5)

3

Access Comments

Access possible from Leeds Road alterations to ghost island and possible other mitigation required.

Rank (1-5)

4

Local network comment

Local congestion/cumulative impact issues - mitigation required

Rank (1-5)

4

Mitigation measure

Unknown at this stage

Total score

11

Support?

Yes with mitigation

Need to combine with other sites:

No

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation (amber) if Spring Wood is protected by providing a minimum 20 metre buffer adjacent to its southern boundary with native shrub and small tree planting, and public access into Spring Wood is strongly discouraged by appropriate boundary fencing. The eastern and western boundary hedgerows (UK Biodiversity Action Plan Priority habitat) should be protected and enhanced by providing a 20m wide buffer planted with locally native trees and shrubs - if any sections of these hedgerows are to be removed this will need to be off-set with additional areas of native shrub and small tree planting adjacent to the southern boundary of Spring Wood, along the eastern boundary and/or off-site north of Spring Wood .

Boundary Amendment

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: 3367A

Site Name: Leeds Road, Bramhope Site A

Yorkshire Water Comments:

Culverted water course in road frontage

Yorkshire Water Waste Water Treatment Works Comme

Knostrop High Level

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Site Capacity (dwellings units):

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: 3367B

Site Name: Leeds Road, Bramhope Site B

Site Details

Northing:	443024	Area sq m:	41760.54	Ward	Adel and Wharfedale
Easting:	426286	Area Ha:	4.176054	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1: Forestry - Unmanaged Forest
Existing Use 2:
Existing Use 3:
Neighbouring Use 1: Agriculture
Neighbouring Use 2: Residential - Dwellings
Neighbouring Use 3:
Other uses:
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):	4309.31	Distance to bus stop (metres)	418.80
Nearest Railway Station	Horsforth	Bus Stop ID	9280
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 (%):	99.93	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.01	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<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: 3367B

Site Name: Leeds Road, Bramhope Site B

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:

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

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: 3367B

Site Name: Leeds Road, Bramhope Site B

East Leeds

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

None of the accessibility criteria are met

Rank (1-5)

1

Access Comments

Very poor access

Rank (1-5)

2

Local network comment

Poor access options.

Rank (1-5)

1

Mitigation measure

None

Total score

4

Support?

No

Need to combine with other sites:

No

Suitability for partial development:

Highways Agency

No objection

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). This site includes 3.14ha of replanted ancient woodland. The woodland is a valuable habitat which should be retained. The small area north of Spring Wood has valuable hedgerows along its north, east and west boundaries which should be retained and protected - once a protective 20 metre buffer is put in place adjacent to each boundary this will reduce the northern portion of this allocation significantly - therefore it may only be suitable for "off-site" compensation as woodland creation to help off-set hedgerow loss from any other allocations to the west and south.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

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: 3367B

Site Name: Leeds Road, Bramhope Site B

Knothrop High Level

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Site Capacity (dwellings units): 94 Floorspace sq m (Non residential): 0

Residential Conclusion: Retail Conclusion: Employment Conclusion:

Red

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

Site Ref: 3400

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

Site Details

Northing:	443094	Area sq m:	15418.26	Ward	Adel and Wharfedale
Easting:	424707	Area Ha:	1.541826	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Residential - Dwellings
Existing Use 3:	Other
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	Equestrian Centre
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):	3964.58	Distance to bus stop (metres)	208.87
Nearest Railway Station	Horsforth	Bus Stop ID	10840
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 (%):	99.96	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:	0.00		
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: 3400

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H29/210/76/	Outline application to erect detached dwelling, to agricultural site. (site area 0.28ha (0.69 acres)).	20/05/1976	15/06/1976	R	88.38
29/176/97/FU	Removal of condition of application no wh1530 (agricultural workers condition)	18/07/1997	03/08/1999	A	79.43
29/31/00/FU	Two storey front extension single storey side extension and new first and roof	04/02/2000	04/04/2000	A	11.52
29/90/01/FU	Detached stables detached hay store and detached riding school	19/03/2001	30/10/2001	A	99.94
H29/178/82/	Addition of sun lounge to front of detached bungalow.	10/11/1982	29/11/1982	A	12.15
H29/211/76/	Outline application to erect one detached dwelling, to agricultural site. (site area 0.19ha (0.46 acres))	20/05/1976	15/06/1976	R	10.54
PREAPP/07/00266	.	21/11/2007		PRENOT	99.94
PREAPP/08/00396	.	19/11/2008	01/01/2010	PRECAG	99.92
10/00633/FU	Change of use involving alterations and extension of equestrian centre to form primary and secondary school with associated car parking, play areas and landscaping	12/02/2010		APPRET	58.03
29/117/04/FU	Amendment to previous approval 29/31/00/fu alterations to roof front bay windows and porch	26/04/2004	21/07/2004	R	32.07
H29/114/90/	Alterations and extension, to form stables, to rear of detached house.	08/05/1990	13/05/1993	A	97.13

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: 3400

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

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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 of the site could constitute rounding off of the settlement to parallel the southern boundary of new development to the east of Moor 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: 3400

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

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 access to employment, public transport and primary education. Good access to secondary education and local services

Rank (1-5)

2

Access Comments

Good frontage with adopted highway but trees fronting highway may be an issue. Requires footway and access works

Rank (1-5)

4

Local network comment

Possible cumulative impact in local area

Rank (1-5)

4

Mitigation measure

access and footway improvements

Total score

10

Support?

no

Need to combine with other sites:

yes with 3434

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:

Environment Agency Constraints:

Yorkshire Water Comments:

Various water mains in north eastern corner

Yorkshire Water Waste Water Treatment Works Comme

Knostrop High Level

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: 3400

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

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

Site Capacity (dwellings units):

48

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: 3434

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

Site Details

Northing:	442921	Area sq m:	69975.38	Ward	Adel and Wharfedale
Easting:	424493	Area Ha:	6.997538	HMCA:	Outer North West

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Utilities & Infrastructure - Energy production and distribution (s
Existing Use 3:	Agriculture
Neighbouring Use 1	Residential - Dwellings
Neighbouring Use 2:	
Neighbouring Use 3:	
Other uses:	Stables
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):	3782.47	Distance to bus stop (metres)	479.29
Nearest Railway Station	Horsforth	Bus Stop ID	10840
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
-------------------------------------	----	---	----

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

Site Ref: 3434

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

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H29/210/76/	Outline application to erect detached dwelling, to agricultural site. (site area 0.28ha (0.69 acres)).	20/05/1976	15/06/1976	R	39.83
29/90/01/FU	Detached stables detached hay store and detached riding school	19/03/2001	30/10/2001	A	32.55
PREAPP/07/00266	.	21/11/2007		PRENOT	97.70
PREAPP/08/00396	.	19/11/2008	01/01/2010	PRECAG	97.53
H29/114/90/	Alterations and extension, to form stables, to rear of detached house.	08/05/1990	13/05/1993	A	96.69

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

Site Ref: 3434

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

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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 constitute urban sprawl and is unrelated to the existing settlement, with 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: 3434

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

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 all round accessibility

Rank (1-5)

1

Access Comments

Good frontage with adopted highway but trees fronting highway may be an issue. Requires footway and access works

Rank (1-5)

4

Local network comment

Possible cumulative impact in local area

Rank (1-5)

4

Mitigation measure

access and footway improvements

Total score

9

Support?

no

Need to combine with other sites:

yes with 3400

Suitability for partial development:

yes

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

Knostrop High Level

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: 3434

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

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

183

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

Site Details

Northing: 442951 Area sq m: 84067.47 Ward: Adel and Wharfedale
 Easting: 424528 Area Ha: 8.406747 HMCA: Outer North West

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Residential - Dwellings
 Existing Use 3: Other
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses: Equestrian centre
 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):	3813.41	Distance to bus stop (metres)	433.07
Nearest Railway Station	Horsforth	Bus Stop ID	10840
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

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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>
29/176/97/FU	Removal of condition of application no wh1530 (agricultural workers condition)	18/07/1997	03/08/1999	A	21.73
H29/210/76/	Outline application to erect detached dwelling, to agricultural site. (site area 0.28ha (0.69 acres)).	20/05/1976	15/06/1976	R	48.39
29/90/01/FU	Detached stables detached hay store and detached riding school	19/03/2001	30/10/2001	A	45.46
PREAPP/07/00266	.	21/11/2007		PRENOT	99.95
10/00633/FU	Change of use involving alterations and extension of equestrian centre to form primary and secondary school with associated car parking, play areas and landscaping	12/02/2010		APPRET	10.99
PREAPP/08/00396	.	19/11/2008	01/01/2010	PRECAG	99.81
H29/114/90/	Alterations and extension, to form stables, to rear of detached house.	08/05/1990	13/05/1993	A	96.74

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

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site 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 of the site would create unrestricted urban 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.

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Poor all round accessibility

Rank (1-5)

1

Access Comments

Good frontage with adopted highway but trees fronting highway may be an issue, requires footway and access works

Rank (1-5)

4

Local network comment

possible cumulative impact in local area

Rank (1-5)

4

Mitigation measure

access and footway improvements

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:

Not supported (RED). There are two areas of Lowland Mixed Deciduous Woodland (a UK Biodiversity Action Plan Priority Habitat) along the eastern parts of this allocation (approx. 0.5ha.) which should be excluded.

Boundary Amendment

Supported with mitigation if red hatched areas are excluded and the boundary is amended as per Drawing RM/CFSM035 and the eastern boundaries of the allocation adjacent to woodland are protected and enhanced through providing a minimum 20 metre buffer planted with native shrubs and small trees. There is a small pond immediately adjacent to the north west corner of the site and Bramhope Tunnel Ponds LNA (a Great Crested Newt site) lies 700m to the south across open countryside - therefore Great Crested Newts to consider.

Natural England:

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

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

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

Site Capacity (dwellings units): 90 **Floorspace sq m (Non residential):** 0

Residential Conclusion:

Red

Retail Conclusion:

Employment Conclusion:

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