

Site Ref: 1055

Site Name: Thorp Arch

Site Details

Northing:	446347	Area sq m:	463741.59	Ward	Wetherby
Easting:	444393	Area Ha:	46.374159	HMCA:	Outer North East

Site Characteristics

Land Use

Existing Use 1:	Other
Existing Use 2:	Vacant and derelict - Derelict
Existing Use 3:	Retail - Shops
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Residential institution (Secure)
Neighbouring Use 3:	Industry and business - Storage
Other uses:	Various industry and business
Site State:	B

Site Detail

Topography:	Flat and undulating	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	13264.46	Distance to bus stop (metres)	528.68
Nearest Railway Station	Garforth	Bus Stop ID	3979
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(%):	3.26	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:	0.38
City Centre Primary 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?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Thorp Arch Industrial Estate	Industrial Estate
Thorp Arch Readymix (Lafarge)	Asphalt and Concrete Plants

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

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Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H31/676/77/	Detached blasting workshop, to engineering plant yard.	14/12/1977	13/02/1978	A	16.61

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

Check the unrestricted sprawl of large built up areas

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

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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

Very limited site coverage for Core Strategy targets not fully met but some local services. Size of site gives scope to improve services

Rank (1-5)

3

Access Comments

Adequate frontages with adopted highway but mitigation likely

Rank (1-5)

4

Local network comment

The scale of development needs a comprehensive Transport Assessment to assess the impacts. Issues exist towards Thorp Arch and Boston Spa and potentially on Walton Wetherby Road

Rank (1-5)

3

Mitigation measure

Signals etc. Transport Assessment is required to assess the impacts. Combining with site 1241 might help to fund public transport and highway mitigation.

Total score

10

Support?

yes with mitigation

Need to combine with other sites:

possible benefits if combined with site 1241.

Suitability for partial development:

Full site (combined with 1241) needs developing to maximise accessibility improvements

Highways Agency

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

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Thorp Arch Trading Estate SEGI included, based on magnesian grassland value UK BAP Priority Habitat. Adjacent areas have mostly become valuable scrub and young woodland of value to nesting birds (including warblers), together with some valuable open grassland areas. An important part of a wildlife corridor connected by the Lines Way (also a SEGI). Red parts of this site need to be assessed against Local Wildlife Site (SEGI) criteria.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary substantially amended as per drawing RM/1055. Mitigation will still be required to ensure impacts on adjacent habitat are addressed. Parts of the site are potential Local Wildlife Site - needs to be assessed.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

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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:

Major brownfield site suitable for large scale redevelopment in principle. The wider development of the Thorp Arch Trading Estate is likely to require commercial, employment, leisure, education and greenspace supporting elements in order to create a comprehensive and sustainable masterplan for the area. Any development of this scale would be required to invest significantly in public transport measures and a new relief road.

Site Capacity (dwellings units):

1700

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Employment Conclusion:

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