

Stourton Grange Farm South, Selby Road - Ridge Road, Garforth

Site Plan ref: HG2-124 SHLAA ref: 1232B

Site Details

Easting	442381	Northing	432315	Site area ha	132.89	SP7	Major Settlement Extension
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

Site type	Greenfield
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On-site land uses	
Agriculture	

Neighbouring land uses	
Agriculture	
Dwellings	
Water storage	
Unmanaged Forest	

Other land uses - None

Topography	Flat and sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Green belt site, all agricultural fields except a collection of farm sheds part of the eastern boundary. Bounded by housing (rear gardens) and some tree belts to the west, railway line to the north, road to the east with further fields beyond, and partly road to the south with fields beyond, also farm buildings/farm shop, a caravan park, a tree belt, and a covered reservoir.	

Spatial relationships

UDP Designations

N32 Greenbelt	99.88	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.01
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Nearest train station	East Garforth
Nearest train station distance (m)	1084.88
Nearest bus stop	8010
Nearest bus stop distance (m)	732.30

Agricultural classification	
Grade	Percent
Grade 2	95.7
Grade 3	0.65
Urban	0.34
Grade 3b	3.31

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Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

**Greenbelt Assessment****1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

**2. Prevent neighbouring towns from merging**

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

**3. Assist in safeguarding the countryside from encroachment**

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

**4. Preserve the setting and special character of historic towns**

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

**Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence**

Very large site that would result in significant encroachment in the Green Belt. Well contained by roads/railway around the site but would reduce separation between Garforth and Micklefield. Good potential for landscape buffer on all boundaries if needed.
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**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
10% 4bph, 10% rail, otherwise fails to meet standards	2

**Access comments**

Large scale development, will require multiple access points, access positions on Ridge Road need to be considered in conjunction with access to large development site opposite	5
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Local network comments		
Significant cummulative issues, improvements to A63 corridor will be necessary.	4	
Mitigation measures		Total score
A63 corridor and M1 junction 47 improvements, linkages to East Garforth will need to bee established.	11	
Highways site support		
yes, but likely significant external network capacity issues		
Contingent on other sites		

Highways England			
Impact	Major impact	Network Status	Likely to require significant physical mitigation
Major concern to HA			

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported

Ecology boundary	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

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Other	
Heritage England	
Natural England	

Conclusions

Publication Draft Plan Allocation	
Housing allocation	

Publication Draft Plan Allocation Conclusion	
Very large Green Belt site HG2-124 incorporates former sites 1244 and 3110 and is dependent on comprehensive development with masterplanning. Site capacity reduced to allow for build out rates in the plan period. The railway line to the north and existing roads to east and south create defensible boundaries. Site chosen through local preference, because it is further from HS2. A large site will improve opportunity for securing new facilities/services compared to smaller sites to the east and north of Garforth. Good road links and strong defensible boundaries. Development to include a green corridor/park to west of the site. Part of the site must be reserved for education use.	