

Site allocations for Bramhope 2024 – 2042.

The last consultation on site allocations was in 2013/15.

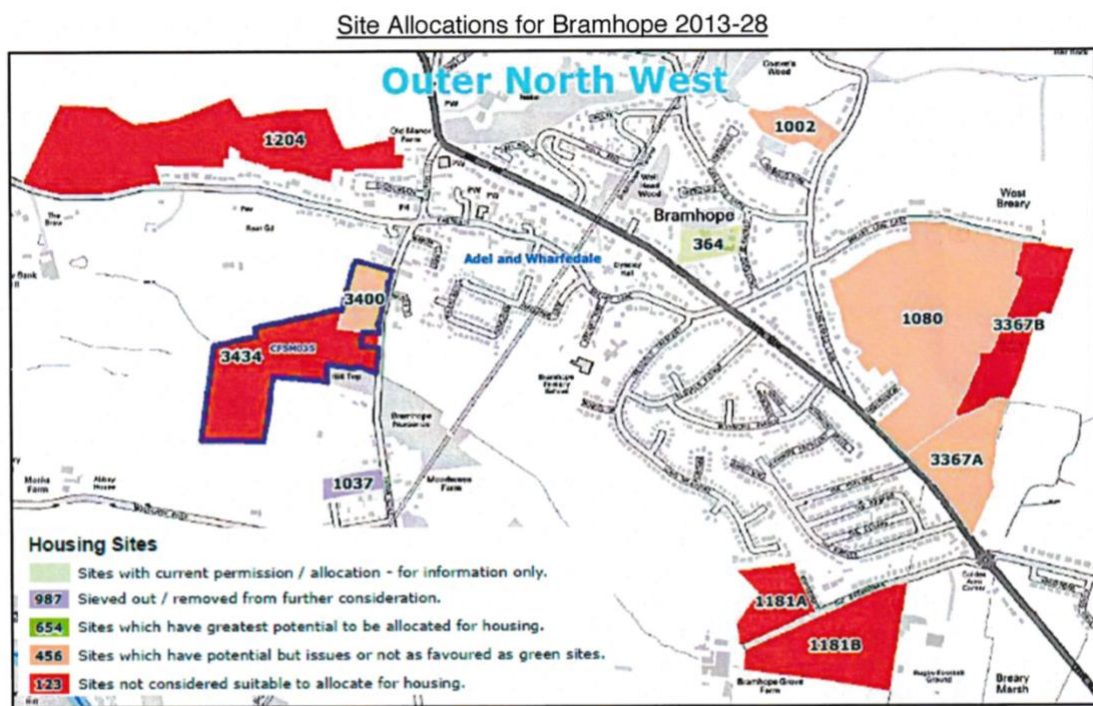
Ten possible sites were submitted, one of which was a combination of two adjacent sites.

The site off Creskeld Lane was subsequently withdrawn and the two sites off The Sycamores and the site at Spring Wood (3367B) were rejected.

The largest site off Breary Lane East has been developed (Spring Wood Park).

Of the five remaining sites these have been submitted for consultation in the present site allocation 2024 – 2042, in some cases with changes to their boundaries (site 1204).

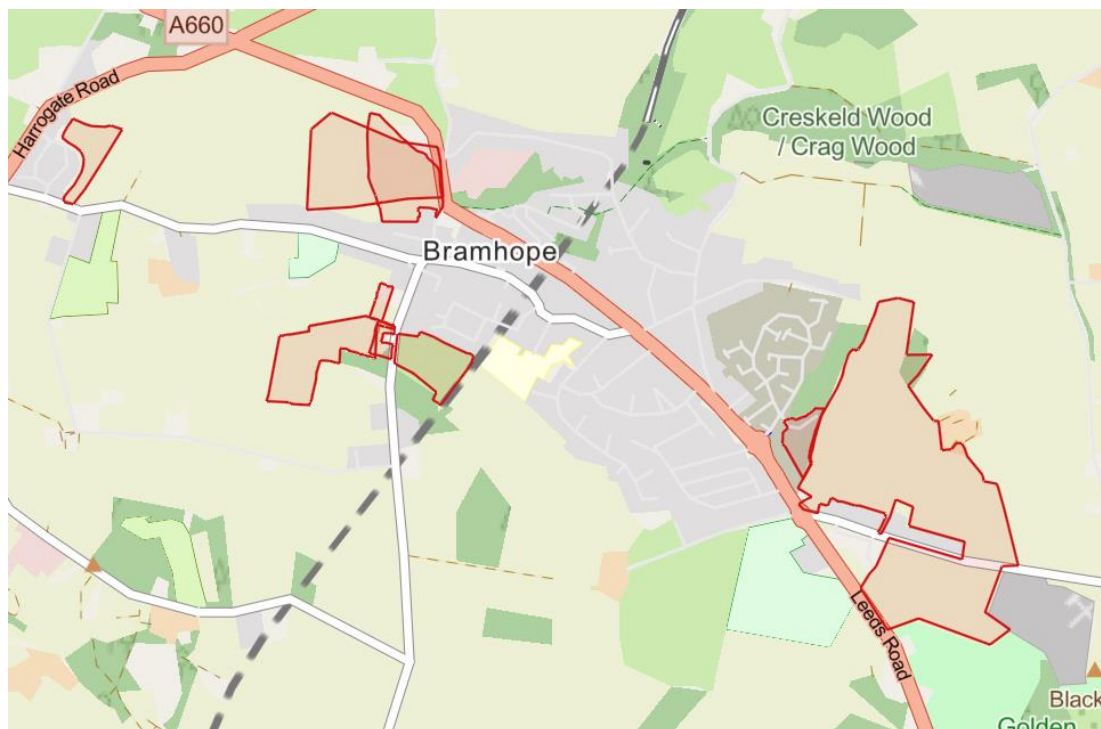
Three new sites have been submitted for consultation, one at Hilton Grange, one off Moor Road and south of Parklands, and Breary Grange Farm.



Ref. No.	Location	No of houses	Colour code	Ref. No.	Location	No of houses	Colour code
1002	Off Creskeld Lane	23	Amber	1181A	The Sycamores	31	Red
3400	Greenacres, Moor Road	48	Amber	1181B	The Sycamores	137	Red
1080	Breary Lane East / A660	434	Amber	1204	Old Manor Farm	285	Red
3367A	Breary Lane East / A660	See Note	Amber	3434	Moor Road	183	Red
3367B	Spring Wood	94	Red	Cfsm035	Moor Road	90	Red

Call for sites 2023 – the response – Bramhope

Map of site allocations 2024 - 2042



Ref. No.	Location	No. of houses	Score
259*	Old Lane, Hilton Court	56	Orange -10
120	Moor Road	139	Yellow -8
735	Moor Road	34	Yellow -9
495*	Moor Road/South of Parklands	87	Orange -11
376	Churchgate/Church Hill	150	Yellow -7
433	Land at Old Manor Farm	261	Orange -12
731	SE Springwood Crescent	34	Yellow -9
170*	Breary Grange Farm	985	Orange -12

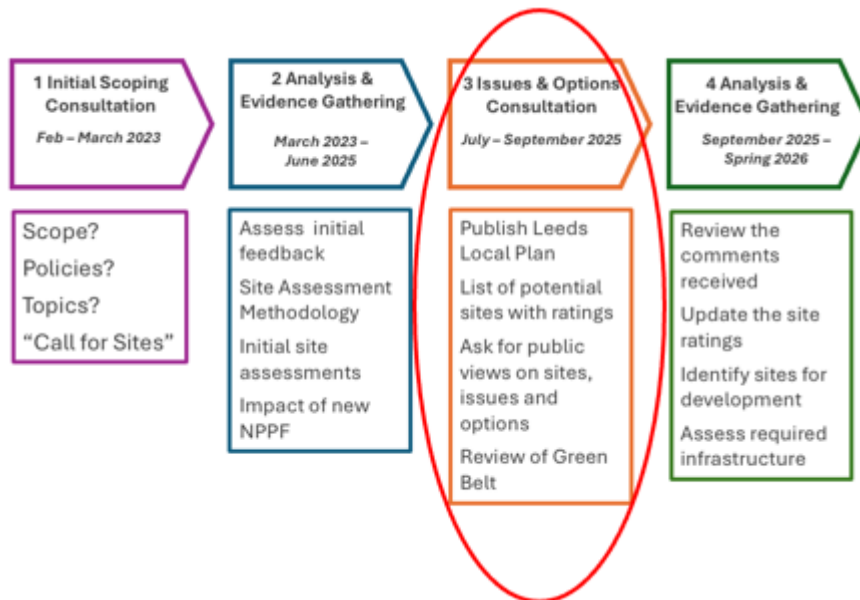
* New site submitted 2023 for consultation

Map detail: Open Street Map shows footpaths.

The aim of this document is to collate all the information regarding the Leeds Local Plan 2040, and background information for each site, including the final appraisal in 2015 (if available) which can be found here:

<https://www.leeds.gov.uk/sites/default/files/docs/08%20volume%202%20outer%20north%20west.pdf>

The Leeds Local Plan 2024 – 2042



The Leeds Local Plan 2040 Scoping Consultation can be found here:

<https://www.leeds.gov.uk/sites/default/files/docs/leeds%20local%20plan%202040%20scoping%20consultation%20document.pdf>

Leeds Local Plan 2040 Call for Sites can be found here:

<https://experience.arcgis.com/experience/ca37ce159a7649df8ec98c71e7df2063>

HOUSING – Background information.

What has happened since the last call for sites in 2013?

- Significant underestimation of city centre windfall delivery, but helped avoid the release of Green Belt land.
- Disproportionate delivery of apartments in the city centres, reduced opportunity for outer area traditional homes.
- Disconnect between where the housing supply is and where it is needed.
- Number of dwellings in Bramhope increased by approximately 24%.

The numbers required 2024 – 2042.

- Government annual target for Leeds: at least 3,896 new homes (2025 Local Housing Need) & annual adjustment.
- Minimum of 69,834 new houses over the Local Plan period 2024 – 2042.
- Additional 10% buffer gives a total of 76,817 homes.
- The current housing land supply is approximately 6.6 years.
- The large city centre surplus is redistributed evenly across the district.

Requirement		Buffer		Total requirement
69,834	+	6,983	=	76,817
Homes delivered 2024/25		Existing supply sites		Supply total
4,311	+	40,769	=	45,080
Requirement total		Supply Total		Balance
78,817	-	45,080	=	31,737
The Balance		Net windfall		Houses required 2024-2042
31,737	+	12,750	=	18,987

Housing allocation in Outer Leeds North West.

- Allocation is based on Leeds City Council's 11 Area Committees.
- Bramhope is located in Outer Leeds North West.
- Outer Leeds North West's allocation of the homes required:
 - Gross total need 8,663
 - Net total need 7,371
 - Adjusted net requirement **2,822**

Housing adjusted net requirement, by settlement in Outer Leeds North West

• Adel, Cookridge and Holt Park (MUA)	1,106
• Bramhope	128
• Guiseley, Yeadon, Rawdon	1,097
• Horsforth Vale	40
• Otley	285*
• Pool-in-Wharfedale	48
• Outside settlements	118

Green Belt sites may require 50% of the houses to be 'affordable'

*East of Otley site is in the current housing supply.

What do these figures mean?

- Site selection will not be determined by strictly meeting the numerical needs of each area or settlement.
- **The figures are a guide; not targets.**
- The housing target is an annual 3,896 new homes across the district.
- Housing land allocation will be determined by detailed site assessment and consultation.

Call for sites 2023 – the response – Bramhope

Developers and local landowners suggested 8 sites:

- Land off Old Lane, Hilton Grange – 56 houses
- Land to the west of Moor Road – 2 sites -173 houses
- Land to the east of Moor Road and south of Parklands - 87 houses
- Land north of Churchgate, Church Hill & the Old Manor Farmhouse – 2 sites – 411 houses
- Land to the southeast of Spring Wood Crescent – 48 houses
- Land at Breary Grange Farm – 988 houses

Total potential houses – 1, 763

For further information see here:

<https://democracy.leeds.gov.uk/documents/b32990/Supplementary%20Information%20Pack%20-%20Item%207%20Leeds%20Local%20Plan%20A%20Planning%20Framework%20for%20Development%202024.pdf?T=9>

Summary of Leeds City Council Initial Site Assessments Stage 1: Gateway tests

- What is the site's place in the settlement area?
- Is the site a biodiversity site?
- Does the site contain a national heritage asset or ancient woodland?
- Is the site on a functional flood plain or in the Green Belt?
- LCC are reviewing the Green Belt boundaries.
 - All the suggested Bramhope sites are in the Green Belt.
 - LCC have stated that they will need to use some Green Belt sites.

Summary of Leeds City Council Initial Site Assessments Stage 2: Site scores

- Scores can range from 3 to -3 for each indicator (but not for aways).
- 21 indicators including:
 - Accessibility to public transport (bus and train).
 - Accessibility to services (walking).
 - Landscape character, woodland and trees.

Total site scores and colour coding:

Green	scores of 0 and above (Sites with at least 10% in open land Will be placed in yellow)	sites generally sustainable with limited negative impacts
Yellow	scores of -1 to -9 or scores 0 or above and lies within the Green Belt or open land within a built environment designation	sites could be sustainable if some negative impacts are mitigated or addressed
Amber	scores of -10 to -20	sites could be sustainable if many negative impacts are mitigated or addressed
Red	at least 10% of the area within is a floodplain, SSSI or ancient woodland	sites which could only be sustainable if impacts or key indicators are avoided

All 8 sites in Bramhope have been coded yellow or amber.

Leeds Local Plan Site Assessments, Regulation 18 Consultation May 2025 gives tables of the Gateway Tests and Site Assessment Scores for each site submitted can be found here:

<https://democracy.leeds.gov.uk/documents/s269766/Appendix%201b%20Site%20Assessments.pdf>

The methodology can be found here:

<https://democracy.leeds.gov.uk/documents/s269768/Appendix%201c%20b.%20Site%20Assessment%20Methodology.pdf>

The present policy position of Leeds City Council on development in the Green Belt can be found here:

<https://democracy.leeds.gov.uk/documents/s261259/Item%201%20NPPF%20consultation.pdf>

The Leeds Nature map shows areas covered by the Habitat Network and Bat Alert Zones and can be found here:

<https://experience.arcgis.com/experience/2309ea34f6ba476e8a3d2b642db4e119>

Further details of the possible impact on biodiversity and the environment can be found here:

<https://bramhopecarlton-pc.gov.uk/wp-content/uploads/2025/07/Biodiversity-and-site-allocations.pdf>

To summarise:

- Leeds Habitat Network map shows habitats of local importance which are physically linked to form a coherent ecological network and will form the basis for the emerging West Yorkshire Local Nature Recovery.
- Bat Alert Zones are areas within 200 metres of significant woodland or bodies of water where bats are likely to roost and forage.
- A Special Landscape Area (SLA) is a designation given by local authorities to protect and preserve and enhance landscapes of local importance. The Wharfe Valley & Southern Slopes SLA lies to the north of Bramhope.
- Parkland is often associated with houses or former sites, and wildlife including mammals and ponds and areas of woodland contribute to this habitat.

The Leeds Footpath map can be found here:

<https://leedsgcc.maps.arcgis.com/apps/webappviewer/index.html?id=fef90bd138bf48e19e3076a81366d3d3>

Finally, the Leeds Local Plan: A Planning Framework for Development (2024 to 2042) – Issues and Options Summer 2025 Summary Document can be found here:

<https://s3webstaticfiles.s3.eu-west-2.amazonaws.com/Documents/Leeds+Local+Plan+2025+Exec+Summary.pdf>

Issues relating to ALL Bramhope sites include:

- Loss of Green Belt and greenfield land, development sprawling into the outer countryside.
- The sites do not round off or infill the settlement pattern.
- Impact on the local landscape, woodland, trees, habitat and biodiversity.
- Impact on the school and health centre.

Other common issues relating to ALL Bramhope sites:

- Infrequent public transport, buses only every 40 minutes, often delayed.
- Unsatisfactory connectivity to rail travel (Horsforth Station).
- Impact on the local highway network (narrow village roads) and the A660.
- Increase in cars and journeys made by car (Bramhope has one of the highest levels of car ownership in Leeds).
- Increase in commuting by car, due to lack of local employment opportunities.
- Not on a proposed Mass Transit route.

Accessibility – Public Transport – Bus

- Bus route X84 Leeds Ilkley – Ilkley Leeds (via Otley).
- Departures per week both directions :127 (timetable May 2025).
- Frequency every 40 minutes during peak and day hours, every 1 hour evenings and Sundays).
- Subject to delays and some cancellations due to the level of traffic along the A660 corridor.
- Bus route 940 Holt Park to Otley circular route.
- Departures per week both directions:18 (timetable July 2025).
- No evening or Sunday service.

Accessibility – Public Transport – Train

- Nearest Rail Station is Horsforth.
- No bus link to the station, journeys would be made by car or cycle.
- Lack of adequate park and ride facilities at and in the vicinity of the station; 69 spaces at the station and 14 spaces for bike storage (<https://www.nationalrail.co.uk/stations/horsforth/>)
- Residents' only parking and limited waiting on many local roads in the vicinity of the station (LCC Traffic Orders Map).
- Lack of connectivity for travel via train (to Leeds or Harrogate), unlikely to be considered as a viable transport option by Bramhope Residents.

Traffic flows

- The A660 has one of the heaviest flows of traffic in the Leeds area.
- A cumulative increase in traffic flows would be generated by several sites adjacent to the A660 corridor, e.g. land east of Otley (current housing supply).

- Information on traffic flows can be found here:
<https://roadtraffic.dft.gov.uk/#15/53.8828/-1.6506/basemap-countpoints>

Annual Average Daily Traffic Flows (AADF)

A660 between GAP and Bramhope	Manual count 2019	Manual count 2022	2024
		11,712	12,101
Moor Road	3,590		

Twenty Minute Neighbourhoods

As part of our Local Plan Update Leeds City Council has been exploring the concept of the 20-minute neighbourhood - the idea that people should be able to reach most of the facilities that they need and value within a 20 minute walk - 10 minutes to walk there, and 10 minutes to walk home again. Each area has been assessed and scored. The maximum score is 18. The scores for the centre of the village are in the good accessibility range (scores 9 – 13.49) where many essential and desirable facilities are within walking distance, but some journeys require a longer trip. Other areas in the main village fall into the limited accessibility range (scores 4.5 – 8.99) where some essential and desirable facilities are within walking distance, but most journeys will require a longer trip.

All the submitted sites fall into either the limited or poor accessibility category (the worst 25% with scores 0 – 4.49), a very limited number of essential or desirable facilities are within walking distance.

Site	Limited accessibility	Poor accessibility
259 Old Lane / Hilton Grange		1.96
735, 120, 495 Moor Road		3.19
376, 433 Church Hill	5.37	
170 Breary Grange Farm		2.01
731 Springwood Crescent	4.80	

More details can be found here:

<https://storymaps.arcgis.com/stories/5601f5c5f1304518bf48fab8379f8b67>

Walking times to local services.

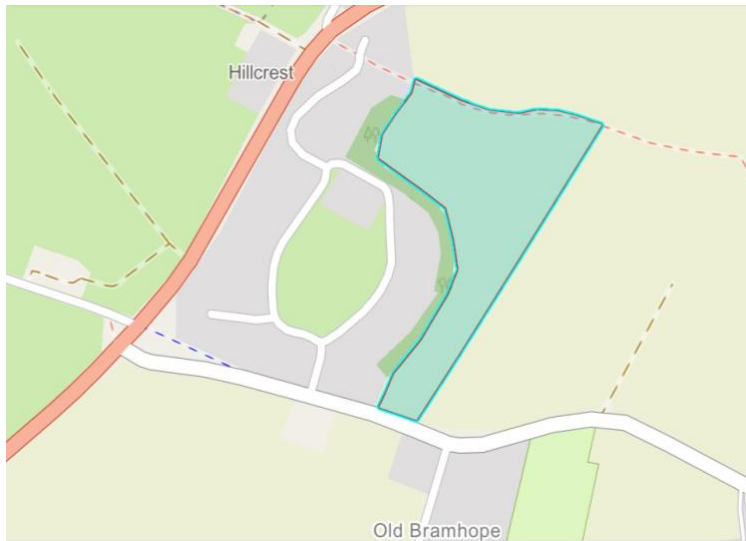
	Hilton Grange	Moor Road	Church Hill	Kings Road	Spring Wood
Village Hall	17 min	10 min	5 min	38 min	23 min
The X	19 min	8 min	3 min	36 min	21 min
Parade	23 min	12 min	7 min	32 min	17 min
BPS	27 min	16 min	11 min	31 min	16 min
BMC	32 min	21 min	16 min	29 min	14 min
PO	30 min	19 min	12 min	23 min	8 min
Co op	37 min	26 min	19 min	16 min	2 min
Bus stop	< 5 or 21 min	< 5 or 11 min	< 5 min	13 min	< 5 min

Moor Road – taken from mid point between Bramhope Cemetery and Greenacres; Church Hill - taken from St Gile's Church; Kings Road from Mones Quarry. Walking speed about 3 mph.

Primary School provision:

- In the catchment area of Bramhope Primary School, two form entry school
- Gradually increasing in size from 280 to 420 pupils via 20 additional reception class place each year (two classes of 30 pupils).
- Oversubscribed with waiting list for most year groups, occasional places available in certain year groups (e.g. two vacant places in year 6 on 11/07/2025).

Site 259 Land off Old Lane, Hilton Grange



Site allocation details 2024:

2.49 ha Estimated housing capacity: 56 Total score: Orange -10.

Submitter: Cromwell Wood Estate Company, acting for various owners of plots.

Submission by developer:

Landowners purchased self-build plots on land for future development after the Children's home was redeveloped.

Housing type: Market / Affordable / Self-build / Other

The site is to the east of Hilton Court on Old Lane Bramhope and it was envisaged the site would be developed as part of the conversion of the Children's home. The site is next to the Hilton Grange Development so the facilities for sewage disposal, surface water drainage, utilities and services are all available.

The site is in the Green Belt but there are other built developments in the area including housing on Old Road and the A658. This parcel of land is on the Doubler Stone which provides excellent ground conditions and will allow surface water drainage to soakaway. The site will make the area more viable in terms of the semi rural economy and support the services in Bramhope and Yeadon.

The site is located to the side of Hilton Court on Old Lane and is a mirror image of the land that was part of the former Children's Home that was converted to housing and additional units built to the north to make that development viable. Land was sub divided to the east of the housing site as plots for further development for the uses suggested above. The land is registered under title deed number WYK 797933.

The housing types can be a mixture of development to create a community of age ranges and house sizes. Communications are good with the A658 being 150 metres from the site,

the A660, 600 metres to the north the site, Bramhope 1.3 kilometres to the east, Pool In Wharfedale 2 kilometres to the north and Yeadon 3 kilometres to the south west.

Boundary flexible? No

Site Details

Address: **Land off Old Lane, Hilton Court, Bramhope**

LPS reference: **LPS00259** Estimated draft housing capacity: **56**
 Origin: **Call for Sites** Overall initial score: **Orange**
 Area (ha): **2.49**

Land Use

Housing:	Yes	Industrial:	No	Commercial:	No
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Site Assessment Results

Stage 1: Gateway Tests

1. Settlement Network	Assess	3. Functional Floodplain	Pass	5. Ancient Woodland	Pass
2. Designated Biodiversity sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Green Belt

Stage 2: Site Scores

7. Greenfield / PDL	-2	14. Heritage assets	0	23. Renewable and low carbon energy	-1
8a. Accessibility (Public Transport - Bus)	-3	16. Landscape Character	-2	24. Green Space	0
8b. Accessibility (Public Transport - Rail)	-1	17. Air Quality	0	28. Non-road Transport Network	0
9. Accessibility to Services (Walking)	-3	18. Agricultural Land	0	29. Community Facilities	0
10. Flood Risk Conformity with Neighbourhood Plan	2	20. Proximity to hazards	0	30. Town Centre Vitality & Viability	0
12. Biodiversity & Geological Value	0	21. Contaminated Land	0	36. Waste processing facilities	0
13. Woodland & Trees	0	22. Mineral resources	0	37. Land instability	0
Total Score:	-10				

Comments by BCPC:

- Isolated in relation to Bramhope Village and located outside the settlement hierarchy.
- Would form an extension to another isolated settlement known as Hilton Grange (Hilton Grange was previously developed land, being formerly occupied by a National Children's Home and its Home Farm).
- It is in the Green Belt and would constitute sprawl into the open countryside.
- Located in a Special Landscape Area (Wharfe Valley & Southern Slopes).
- Elevated position would result in a negative impact on long distance views, especially from the east.
- Contains a section of the Ebor Way, Definitive Footpath Bramhope 12, at the northern boundary.

Sites off Moor Road

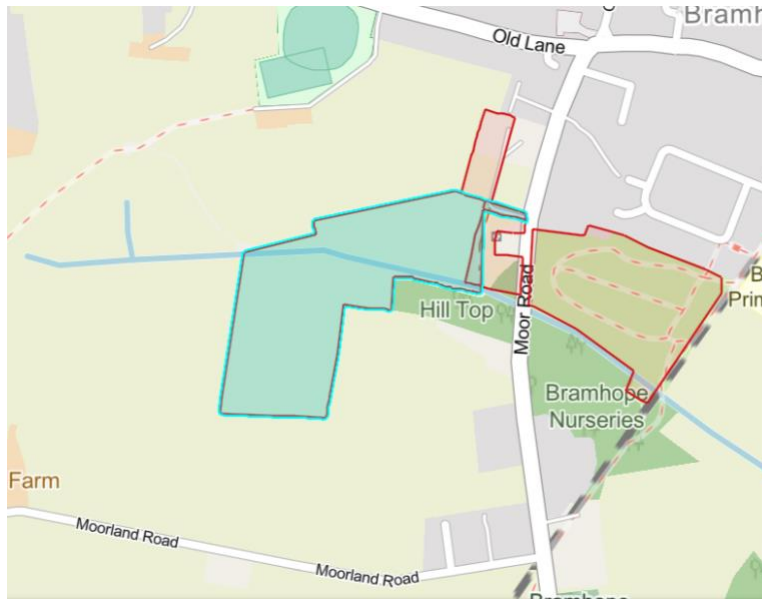


There are three sites off Moor Road.

The two sites on the west side of Moor Road (sites 120 and 735) were considered in 2013/15. Although there appears to be a slight difference in the acreage of the sites between 2013 and 2024 the boundaries appear to be the same.

The site to the east of Moor Road and to the south of Parklands is a new submission.

Site 120 Moor Road



6.998 ha, considered in 2013/15

Final appraisal 2025: Green Belt Site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary

Site allocation details 2024:

6.18 ha Estimated housing capacity 139 Total score: Yellow -8

Submitter: Zerum, acting on behalf of the Gospel Hall Trust.

Submission by developer:

Housing type: Market / Affordable / Older Persons

The site is approximately 6ha in size and is therefore considered to have the potential to provide up to 150 houses accounting for suitable landscape buffers. The site would therefore contribute to the overall supply of housing in Leeds. The site also has the potential to include additional community facilities and new public open space for the community.

Whilst the site is currently located within the Green Belt, it is considered that the need to identify additional housing land within the Leeds district constitutes very special circumstances and as such the release of the site can be considered acceptable. The site includes existing built form and has defensible boundaries and would not conflict with any of the five Green Belt purposes within the NPPF.

Bramhope is identified in the Core Strategy as a Smaller Settlement which is intended to contribute to development needs, with the scale of growth having regard to the settlement's size, function and sustainability.

Spatial Policy 1 identifies that previously developed land and infill sites will be considered

appropriate for future development and the site is considered to meet these requirements and that a sustainable extension to Bramhope is considered to be appropriate. The site is considered to be suitable and available for development in the short term and would provide the early delivery of additional housing within the Leeds district.

The site is also considered to be accessible and well located to existing services and facilities within Bramhope. The site is also within a 20 minute walk of Bramhope Primary School and Medical Centre.

Based on the above, it is considered that the site has the potential to provide suitable residential accommodation that would be well integrated within the existing settlement of Bramhope in a sustainable and accessible location.

Boundary flexible? Yes. Site could be combined with other allocations within Local Plan.

Site Details

Address: **Land at Moor Road, Bramhope**

LPS reference: **LPS00120** Estimated draft housing capacity: **139**
 Origin: **Call for Sites** Overall initial score: **Yellow**
 Area (ha): **6.18**

Land Use

Housing:	Yes	Industrial:	No	Commercial:	No
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Site Assessment Results

Stage 1: Gateway Tests

1. Settlement Network	Assess	3. Functional Floodplain	Pass	5. Ancient Woodland	Pass
2. Designated Biodiversity sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Green Belt

Stage 2: Site Scores

7. Greenfield / PDL	-2	14. Heritage assets	0	23. Renewable and low carbon energy	-1
8a. Accessibility (Public Transport - Bus)	-3	16. Landscape Character	0	24. Green Space	0
8b. Accessibility (Public Transport - Rail)	-1	17. Air Quality	0	28. Non-road Transport Network	0
9. Accessibility to Services (Walking)	-3	18. Agricultural Land	0	29. Community Facilities	0
10. Flood Risk Conformity with Neighbourhood Plan	2	20. Proximity to hazards	0	30. Town Centre Vitality & Viability	0
12. Biodiversity & Geological Value	0	21. Contaminated Land	0	36. Waste processing facilities	0
13. Woodland & Trees	0	22. Mineral resources	0	37. Land instability	0
Total Score:			-8		

Comments by BCPC:

- Located near the edge of the village but has no substantial boundary with the settlement, and would constitute sprawl into the open countryside.
- Would be a significant addition to a smaller settlement.
- No direct access to the highway, access via adjoining land.
- Part of the southern boundary is adjacent to woodland with a TPO and which is part of the Habitat Network.
- Site lies within a Bat Alert Zone.
- There is a risk of water runoff into the stream that runs through the site then through the culvert under Moor Road and through site 495.

Site 735 Moor Road



1.542 ha, considered in 2013/15.

Final appraisal 2015: Green Belt site. Development of this site could constitute rounding off of the settlement to parallel the southern boundary of the new development to the east of Moor Road. No highway concerns.

Site allocation details 2024:

1.25 ha Estimated housing capacity 34 Total score: Yellow -9

Submitter: Zerum, on behalf of the Gospel Hall Trust

Statement by developer:

Housing type: Market / Affordable / Older Persons

The site is approximately 1.5ha in size and is therefore considered to have the potential to provide up to 35-40 houses which would contribute to the overall supply of housing in the Leeds district.

Whilst the site is currently located within the Green Belt, it is considered that the need to identify additional housing land within the Leeds district constitutes very special circumstances and as such the release of the site can be considered acceptable.

The site has previously been considered as an allocation within the draft SAP with the conclusions of the SHLAA stating: Development of the site would constitute rounding off of the settlement to parallel the southern boundary of new development to the east of Moor Road. No Highways concerns." (SHLAA ref: 3400 / site ref: HG2-15).

Given the previous comments on the site, it is now considered the site should be allocated for development given the need to identify additional housing sites.

The site includes existing built form in the form of a stable block (currently used as a church – use class F1) and has defensible boundaries and would not conflict with any of the Green

Belt purposes within the NPPF. Given part of the site constitutes previously developed land and the planning history associated with the site both indicate that the site is suitable for development.

Bramhope is identified in the Core Strategy as a Smaller Settlement which is intended to contribute to development needs, with the scale of growth having regard to the settlement's size, function and sustainability.

Spatial Policy 1 identifies that previously developed land and infill sites will be considered appropriate for future development and the site is considered to meet these requirements and that a sustainable extension to Bramhope is considered to be appropriate.

The NPPF identifies how small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly (paragraph 69). The site is therefore considered to be suitable and available for development in the short term and would provide the early delivery of additional housing within the Leeds district.

The site is also considered to be accessible and well located to existing services and facilities within Bramhope. The site is also within a 20 minute walk of Bramhope Primary School and Medical Centre.

Based on the above, the site is suitable for residential development.

Boundary flexible? Yes

The site could be combined with additional land submitted under the call for sites process.

Site Details

Address: **Land at Moor Road, Bramhope**

LPS reference: **LPS00735** Estimated draft housing capacity: **34**

Origin: **Call for Sites** Overall initial score: **Yellow**

Area (ha): **1.25**

Land Use

Housing:	Yes	Industrial:	No	Commercial:	No
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Site Assessment Results

Stage 1: Gateway Tests

1. Settlement Network	Assess	3. Functional Floodplain	Pass	5. Ancient Woodland	Pass
2. Designated Biodiversity sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Green Belt

Stage 2: Site Scores

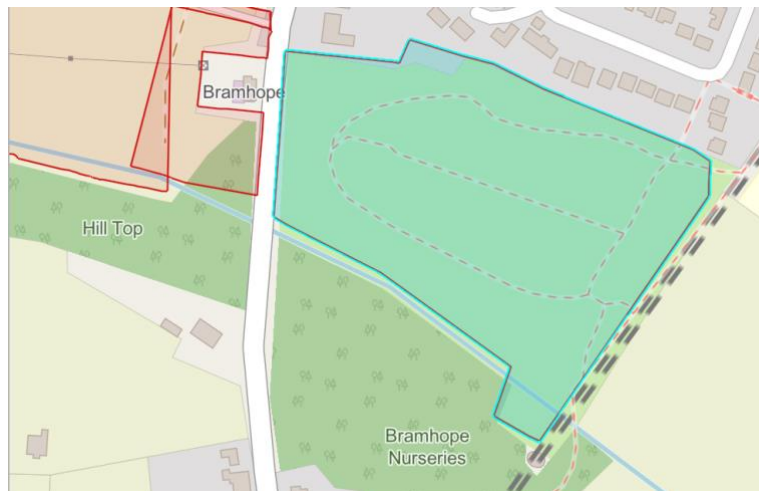
7. Greenfield / PDL	-1	14. Heritage assets	0	23. Renewable and low carbon energy	-1
8a. Accessibility (Public Transport - Bus)	-1	16. Landscape Character	0	24. Green Space	0
8b. Accessibility (Public Transport - Rail)	-1	17. Air Quality	0	28. Non-road Transport Network	0
9. Accessibility to Services (Walking)	-1	18. Agricultural Land	0	29. Community Facilities	0
10. Flood Risk Conformity with Neighbourhood Plan	2	20. Proximity to hazards	0	30. Town Centre Vitality & Viability	0
12. Biodiversity & Geological Value	-3	21. Contaminated Land	0	36. Waste processing facilities	0
13. Woodland & Trees	-3	22. Mineral resources	0	37. Land instability	0

Total Score: **-9**

Comments by BCPC:

- Located near the edge of the village but has no substantial boundary with the settlement.
- Manor Gates, to the east of Moor Road, is not a 'new' extension, five houses were built in the garden of an earlier house, hidden behind a high stone wall, street scene impact is minimal.
- At least 80% Greenfield.
- Developed area comprises of a former equestrian centre stable block, now used as a church, and an adjoining car park.
- Does not round off or infill the settlement pattern and would constitute sprawl into the open countryside.
- The eastern part of the site contains woodland with a TPO & which is part of the Habitat Network.
- Part of the southern boundary is adjacent to woodland with a TPO & which is part of the Habitat Network.
- Site lies within a Bat Alert Zone, as does the adjacent woodland to the south.
- There is a risk of water runoff into the stream that runs through the site and then through the culvert under Moor Road and through site 495.

Site 735 Moor Road / South of Parklands



Site allocation details 2024:

3.87 ha Estimated housing capacity: 87 Total score: Orange -11

Submitter: Spawforths, acting for Keyland (Yorkshire Water)

Statement by developer:

Housing type: Market / Self build

Please see Vision Report attached to Keyland's Local Plan 2020 Scoping Report representations for the site at Moor Road, Bramhope.

[https://www.leeds.gov.uk/local%20plans/lpu%20reg19%20reps/keyland%20developments%20ltd%20\(spawforth\)_redacted.pdf](https://www.leeds.gov.uk/local%20plans/lpu%20reg19%20reps/keyland%20developments%20ltd%20(spawforth)_redacted.pdf)

“Keyland have land interests in Bramhope and Roundhay and previously submitted Advocacy Reports which demonstrate how both sites are available, suitable and therefore deliverable in line with provisions of the Framework. Bramhope and Roundhay are highly sustainable locations for growth with very good levels of accessibility and also very good provision of amenities.”

Boundary flexible? Maybe

Site Details

Address: **Land to the East of Moor Road and South of Parklands, Bramhope**

LPS reference: **LPS00495** Estimated draft housing capacity: **87**

Origin: **Call for Sites** Overall initial score: **Orange**

Area (ha): **3.87**

Land Use

Housing:	Yes	Industrial:	No	Commercial:	No
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Site Assessment Results

Stage 1: Gateway Tests

1. Settlement Network	Assess	3. Functional Floodplain	Pass	5. Ancient Woodland	Pass
2. Designated Biodiversity sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Green Belt

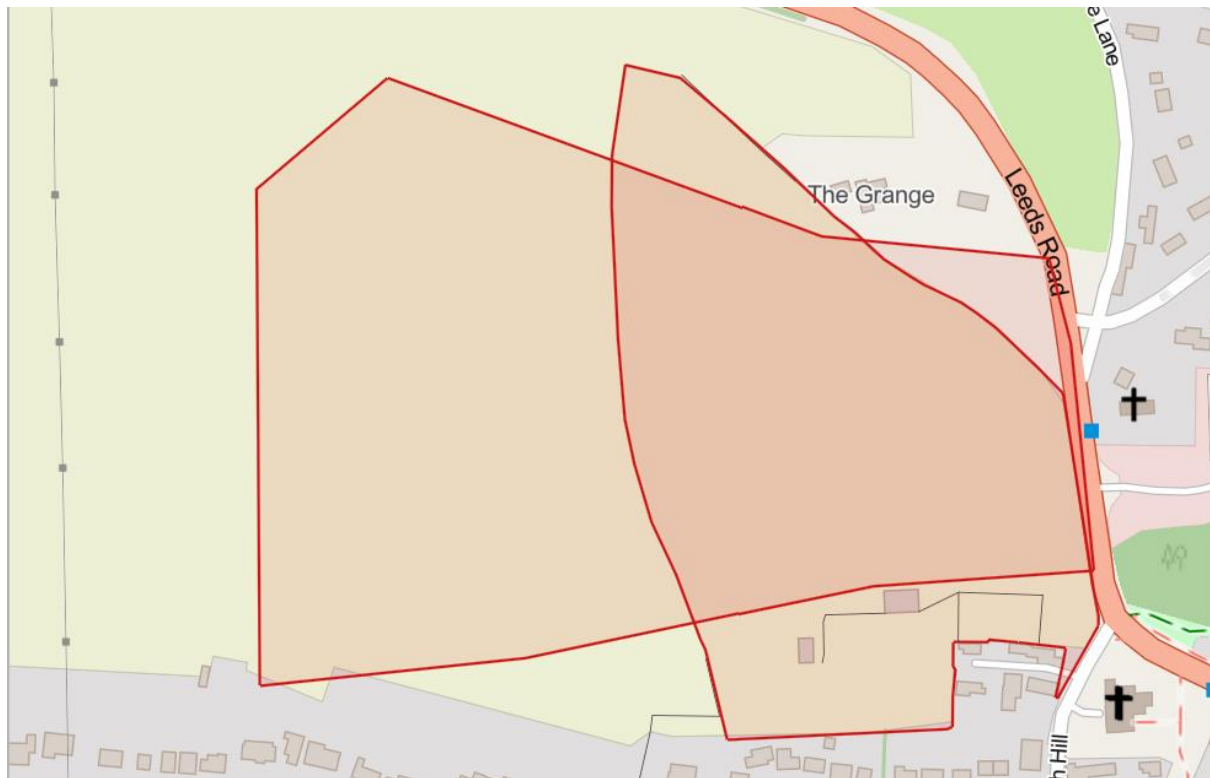
Stage 2: Site Scores

7. Greenfield / PDL	-2	14. Heritage assets	0	23. Renewable and low carbon energy	0
8a. Accessibility (Public Transport - Bus)	-3	16. Landscape Character	0	24. Green Space	0
8b. Accessibility (Public Transport - Rail)	-1	17. Air Quality	0	28. Non-road Transport Network	0
9. Accessibility to Services (Walking)	-1	18. Agricultural Land	0	29. Community Facilities	0
10. Flood Risk Conformity with Neighbourhood Plan	0	20. Proximity to hazards	0	30. Town Centre Vitality & Viability	0
12. Biodiversity & Geological Value	-2	21. Contaminated Land	0	36. Waste processing facilities	0
13. Woodland & Trees	-2	22. Mineral resources	0	37. Land instability	0
Total Score:		-11			

Comments by BCPC:

- Located on the edge of the village but only has one boundary adjacent to the settlement.
- Does not round off or infill the settlement pattern and would constitute sprawl into the open countryside.
- Whole site has a TPO, categorised as 'parkland'.
- Borders on woodland with a TPO & which is part of the Habitat Network.
- Site lies within a Bat Alert Zone, as does the adjacent woodland.
- Definitive Footpath Bramhope 6 runs along the northeastern boundary.
- There is a risk of water runoff into the stream that then runs through a culvert that passes through the tips of the Bramhope Tunnel and emerges into the field south of the school playing fields. A high volume of water seeps into the Victorian infrastructure of the tunnel which opened in 1849 (The Architecture the Railways Built, Bramhope Tunnel S3 E4).
- The lower part of the field is flooded for about six months of the year.

Sites at Old Manor Farm and Church Gate and Church Hill

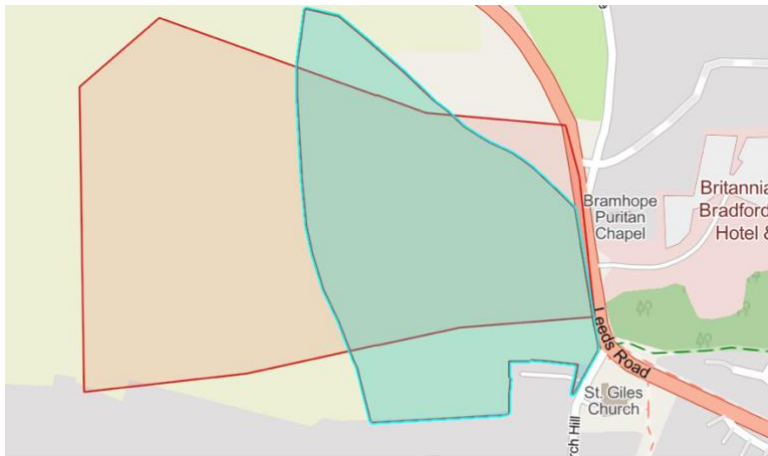


12.692 ha to the north of Old Lane considered in 2013/15. The boundary had some shared boundaries to the two new proposed sites.

Final appraisal 2015: 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.

Two sites, 376 Churchgate and Church Hill and 433 Land at Old Manor Farmhouse have been submitted to the Call for Sites 2023.

Site 376 Land north of Churchgate and Church Hill



Site allocation details 2024:

6.66 ha Estimated housing capacity: 150 Total score: Yellow -7

Submitted by Peacock & Smith, acting for Redrow Homes.

Statement by developer:

Housing type: Market

Please see full submission by Peacock & Smith dated 24.03.2023.

(This is not available in the public domain.)

Boundary flexible? Maybe

Site Details

Address: **Land North of Churchgate and Church Hill (Old Manor Farmhouse), Leeds Road, Bramley**

LPS reference: **LPS00376** Estimated draft housing capacity: **150**
 Origin: **Call for Sites** Overall initial score: **Yellow**
 Area (ha): **6.66**

Land Use

Housing:	Yes	Industrial:	No	Commercial:	No
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Site Assessment Results

Stage 1: Gateway Tests

1. Settlement Network	Assess	3. Functional Floodplain	Pass	5. Ancient Woodland	Pass
2. Designated Biodiversity sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Green Belt

Stage 2: Site Scores

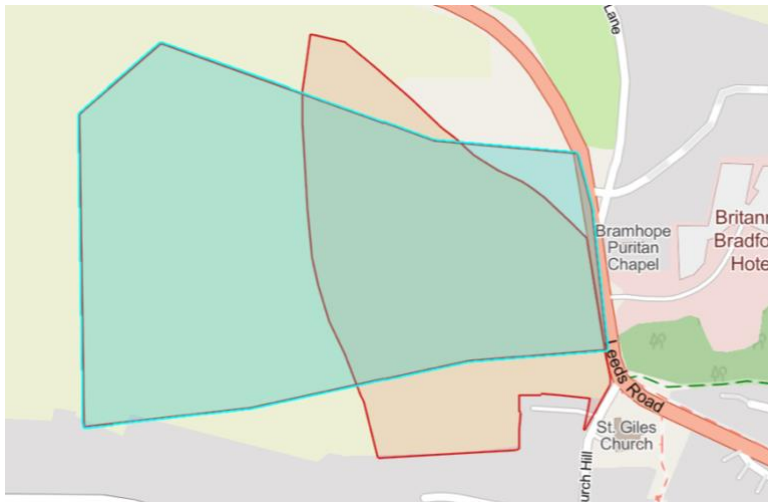
7. Greenfield / PDL	-2	14. Heritage assets	0	23. Renewable and low carbon energy	-1
8a. Accessibility (Public Transport - Bus)	0	16. Landscape Character	-2	24. Green Space	0
8b. Accessibility (Public Transport - Rail)	-1	17. Air Quality	0	28. Non-road Transport Network	0
9. Accessibility to Services (Walking)	-2	18. Agricultural Land	0	29. Community Facilities	0
10. Flood Risk Conformity with Neighbourhood Plan	2	20. Proximity to hazards	0	30. Town Centre Vitality & Viability	0
12. Biodiversity & Geological Value	0	21. Contaminated Land	1	36. Waste processing facilities	0
13. Woodland & Trees	-2	22. Mineral resources	0	37. Land instability	0

Total Score:	-7
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Comments by BCPC:

- Located on edge of the village but only has one adjacent boundary with the settlement, does not round off or infill the settlement pattern.
- Would constitute sprawl into the open countryside.
- Would be a significant addition to a smaller settlement.
- Negative impact on character of adjacent Conservation Area to the south, east & north (character area 1 Historic Village, character area 2 Historic Farm Buildings).
- Negative impact on setting of Grade 1 listed Puritan Chapel.
- TPO on eastern part of site, some trees may need to be felled for access.
- Located in a Special Landscape Area (Wharfe Valley & Southern Slopes).
- Relatively elevated, sloping site, will have a negative impact on mid – distance views (Bramhope Conservation Area Appraisal & Management Plan 2011).
- Potentially difficult access onto A660.

Site 433 Land at the Old Manor Farmhouse



Site allocation details 2024:

11.60 ha Estimated housing capacity: 433 Total score: Orange – 12

Submitter: Miller Homes

Statement by developer:

Housing type: Market / Affordable

This sustainable site is both available and deliverable and is to be promoted by a national house builder through the local plan process.

Boundary flexible? Maybe

This site is part of a larger landholding, but the owners are initially interested in a residential scheme, that proposes a sustainable western extension to the settlement of Bramhope.

Site Details

Address: **Land at Old Manor Farmhouse Bramhope**

LPS reference: **LPS00433** Estimated draft housing capacity: **261**
 Origin: **Call for Sites** Overall initial score: **Orange**
 Area (ha): **11.60**

Land Use

Housing:	Yes	Industrial:	No	Commercial:	No
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Site Assessment Results

Stage 1: Gateway Tests

1. Settlement Network	Assess	3. Functional Floodplain	Pass	5. Ancient Woodland	Pass
2. Designated Biodiversity sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Green Belt

Stage 2: Site Scores

7. Greenfield / PDL	-2	14. Heritage assets	0	23. Renewable and low carbon energy	-1
8a. Accessibility (Public Transport - Bus)	-3	16. Landscape Character	-2	24. Green Space	0
8b. Accessibility (Public Transport - Rail)	-1	17. Air Quality	0	28. Non-road Transport Network	0
9. Accessibility to Services (Walking)	-2	18. Agricultural Land	0	29. Community Facilities	0
10. Flood Risk Conformity with Neighbourhood Plan	2	20. Proximity to hazards	-1	30. Town Centre Vitality & Viability	0
12. Biodiversity & Geological Value	0	21. Contaminated Land	0	36. Waste processing facilities	0
13. Woodland & Trees	-2	22. Mineral resources	0	37. Land instability	0

Total Score:	-12
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Comments by BCPC:

- Located on the edge of the village but no definable boundary with the settlement.
- Does not round off or infill the settlement pattern.
- Would constitute sprawl into the open countryside.
- Would be a significant addition to a smaller settlement.
- Negative impact on character of adjacent Conservation Area to the south, east & north (character area 1 Historic Village, character area 2 Historic Farm Buildings).
- The northeastern part of the site is within the Conservation Area.
- Negative impact on setting of Grade 1 listed Puritan Chapel.
- TPO on eastern part of the site, some trees may need to be felled for access.
- Located in a Special Landscape Area (Wharfe Valley & Southern Slopes).
- Relatively elevated, sloping site, will have a negative impact on mid – distance views (Bramhope Conservation Area Appraisal & Management Plan 2011).
- Potentially difficult access onto A660

Site 170 Land at Breary Grange Farm, Kings Road



Site allocation details 2024:

49.93 ha Estimated housing capacity: 988 Total score: Orange – 12

Submitter: Johnson Mowat Planning acting for the Crabtree Family

Statement by developer:

Housing type: Market

This submission is supported by an Advocacy Document (including 2 no. appendices). These will be submitted to llp2024@leeds.gov.uk in due course.

The only document in the public domain is their response to the Leeds Local Plan Review dated September 2021.

https://www.leeds.gov.uk/local%20plans/lpu%20reg18%20reps/johnson%20mowat%20planning%20td_redacted.pdf

Boundary flexible? Yes

Site Details

Address: **Breary Grange Farm, Kings Road, Bramhope**

LPS reference: **LPS00170** Estimated draft housing capacity: **988**

Origin: **Call for Sites** Overall initial score: **Orange**

Area (ha): **43.93**

Land Use

Housing:	Yes	Industrial:	No	Commercial:	No
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Site Assessment Results

Stage 1: Gateway Tests

1. Settlement Network	Assess	3. Functional Floodplain	Pass	5. Ancient Woodland	Pass
2. Designated Biodiversity sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Green Belt

Stage 2: Site Scores

7. Greenfield / PDL	-2	14. Heritage assets	0	23. Renewable and low carbon energy	-1
8a. Accessibility (Public Transport - Bus)	-3	16. Landscape Character	-2	24. Green Space	0
8b. Accessibility (Public Transport - Rail)	-1	17. Air Quality	0	28. Non-road Transport Network	0
9. Accessibility to Services (Walking)	-3	18. Agricultural Land	0	29. Community Facilities	0
10. Flood Risk Conformity with Neighbourhood Plan	0	20. Proximity to hazards	0	30. Town Centre Vitality & Viability	0
12. Biodiversity & Geological Value	0	21. Contaminated Land	0	36. Waste processing facilities	0
13. Woodland & Trees	0	22. Mineral resources	0	37. Land instability	0

Total Score:	-12
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Comments by BCPC:

- Located outside the settlement hierarchy, relatively isolated site in relation to Bramhope. Village.
- Only has a common boundary with ribbon development on Kings Road and Kings Drive.
- Would constitute sprawl into the open countryside and would be a very significant addition to a smaller settlement.
- Large, mainly sloping site, would destroy the rural setting of the village when approached from the south via A660 and Kings Road.
- Part of the site directly adjoins the full length of the eastern boundary of Spring Wood, classified as Ancient Replanted Woodland.
- Small areas of woodland & many mature trees along the field boundaries.
- Northern boundary is adjacent to a Special Landscape Area (Wharfe Valley & Southern Slopes).
- Contains Definitive Footpath Leeds 12 & a section of the Ebor Way, Definitive Footpath Leeds 10 at the northern boundary.
- Great Crested Newt Strategic Opportunity Area.
- Streams run through this site to Breary Marsh which is a Site of Special Scientific Interest (wet valley alder wood and associated floodplain habitat).

Site 731 Landscape southeast of Spring Wood Crescent



Site allocation details 2024:

1.81 ha Estimated housing capacity: 48 Total score: Yellow -2

Submitter: Avison Young, acting for Miller Homes

Statement by developer:

Housing type: Market

The site sits adjacent to the Miller Homes development, Spring Wood Park, in Bramhope, which comprises a mix of market and affordable housing. This site, which is accessed by the roundabout that serves the existing development, is considered most suitable for a similar development mix, providing market-led housing with a provision of affordable units. The landowner would be willing to consider an allocation that requires above-policy provision of affordable housing, where there is considered necessary to justify the allocation.

GENERAL COMMENTS:

The site forms part of the Miller Homes development, Spring Wood Park (outline planning permission ref: 13/05134/OT). The permission was subject of a S106 legal agreement that safeguarded the site for a new primary school for a 24 month period following commencement of development. As the permission has expired and the longstop date for the Council to secure the land has now passed, the site is no longer safeguarded and is considered to be available for other forms of development.

Also of relevance is the site's planning policy history. It is designated Green Belt in the adopted Local Plan but it did previously form part of SAP allocation ref: HG2-17 (Breary Lane East, Bramhope). The allocation was remitted following the successful legal challenge to the SAP, and hence the relevant designation for the site reverted to Green Belt. Nevertheless, its clear that the Council considered the site as a suitable location for Green Belt release at the point of adopting the SAP.

When considering the site against the five purposes of the Green Belt, as defined by paragraph 138 of the National Planning Policy Framework, it is considered to be of limited benefit.

Firstly, the site is bound to the west by the Spring Wood Park development; to the north by woodland; to the south by a pond (which provides both amenity and drainage functions) and to the east by agricultural land. Development to the west, north and south is therefore

unfeasible. The hedgerow that forms the eastern edge of the site is well defined and would continue to be a more logical Green Belt boundary to protect from unrestricted sprawl and the merging of settlements (parts a and b of the policy).

Secondly, the visibility of any development at the site would be limited to that from the A660, the main road through the settlement of Bramhope. It would only become visible on entering the village and would therefore appear as a natural part of the urban form, ensuring it preserves the character of the settlement and safeguarding from encroachment into the countryside (parts c and d).

Finally, the site has recently been used as the main contractor compound for the adjacent housing development, which included buildings, parking and roadways. Its development would therefore assist in reusing land that has previously been subject of some form of development (part e).

Given the above considerations, the site should be allocated for housing in the emerging Local Plan 2040.

Boundary flexible? Yes

The site comprises the remaining land of the Miller Homes development, Spring Wood Park, in Bramhope. The boundary, as drawn, is considered to be the logical extent of land available for further development. However, the landowner (Miller Homes) is willing to discuss revisions to this boundary where it would assist in the allocation of this site for housing.

Site Details

Address:	Land south east of Springwood Crescent, Bramhope		
LPS reference:	LPS00731	Estimated draft housing capacity:	49
Origin:	Call for Sites	Overall initial score:	Yellow
Area (ha):	1.81		

Land Use

Housing:	Yes	Industrial:	No	Commercial:	No
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Site Assessment Results

Stage 1: Gateway Tests

1. Settlement Network	Assess	3. Functional Floodplain	Pass	5. Ancient Woodland	Pass
2. Designated Biodiversity sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Green Belt

Stage 2: Site Scores

7. Greenfield / PDL	3	14. Heritage assets	0	23. Renewable and low carbon energy	-1
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9. Accessibility to Services (Walking)	-3	18. Agricultural Land	0	29. Community Facilities	0
10. Flood Risk Conformity with Neighbourhood Plan	0	20. Proximity to hazards	0	30. Town Centre Vitality & Viability	0
12. Biodiversity & Geological Value	0	21. Contaminated Land	0	36. Waste processing facilities	0
13. Woodland & Trees	0	22. Mineral resources	0	37. Land instability	0

Total Score:	-2
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Comments by BCPC:

- Former Greenfield site currently being used for builder's compound and a tip for soil excavated from the recent Miller Homes development.
- Approved landscape plans will return the site to 100% greenfield to be used as public open space.
- Located on the edge of the settlement, but no direct, or substantial boundary, linking with the adjoining settlement, separated by highways and public open (green) space.
- Forms part of the the green southern gateway to the village.
- Northern boundary of the site adjoins Spring Wood, classified as Ancient Replanted Woodland.

Public consultation:

- Leeds City Council wants local knowledge from local people to help further assess the sites submitted in 2023 in response to the 'Leeds Local Plan 2040 Call for Sites'.
- You can support, object or offer new evidence, draw attention to any other relevant issues regarding the submitted sites, including:
 - Concerns re school capacity.
 - Access to public transport.
 - Infrastructure capacity.
 - Observations on wild life etc.
- Please comment on each of the Bramhope sites and any other sites in the Leeds District, particularly those in Cookridge and Adel, that may have an impact on the Green Belt that separates these areas from Bramhope.
- Encourage everyone in the household to submit individual comments & encourage neighbours & friends in the village to submit comments.
- Leeds City Council will use the information from this public consultation on the sites submitted in 2023 in response to the 'Leeds Local Plan 2040 Call for Sites' to draw up a list of 'preferred sites' ready for the next stage of public consultation in 2026.

Possible sites in Adel

Site	Acreage (ha)	Possible no. of dwellings	LCC score
10/Tile Lane	14.79	444	Yellow -5
45/Land east of Sadler Way	2.14	64	Yellow -5
351/Land SE of Holt Park Leisure Centre	1.1	40	Green 7
405/Bodington Business Park, Otley Road	4.40	132	Yellow -1
482/Asda Supermarket	0.67	24	Green 9
547/Land SW of Eccup Lane and Otley Road	19.02	499	Orange -15 **
653/Weetwood Police Station	1.50	54	Green 5
862/Land at Dunstan Lane	13.81	414	Orange -10

Possible sites in Cookridge

Site	Acreage (ha)	Possible no. of dwellings	LCC score
132/Cookridge Golf Course	19.87	596	Yellow -3 *
182/Land at rear of Cookridge Avenue and Cookridge Lane	4.78	144	Yellow -3 **
307/Land to S of Pinfold Lane, E of Cookridge Lane and N of dwellings on Hall Lane	1.00	36	Yellow -1 *
479/Land to N of Pinfold Lane, E of Cookridge Lane and Leeds Modernians	5.78	173	Yellow -2 *
609/Land to NW of Lane End Farm and Cookridge Lane	1.15	36	Yellow -1 **

*Green Belt

**Green Belt nearest Bramhope