

Bramhope & Carlton Parish Council
Leeds Local Plan 2024 – 2042 Bramhope site comments

Address: Land at Moor Road, Bramhope

LPS Ref: LPS00120

Origin: Call for sites

Area (ha): 6.18

Estimated housing capacity: 139

Total Score: -8

Overall Initial Score: Yellow.

1 Settlement Network:

Bramhope is classified as a Smaller Settlement within the hierarchy.

- The site is located near the edge of the village but has no direct or substantial boundary with the settlement.
- There is no direct access from the highway, access from Moor Road is shown as via a strip of adjoining land in the Green Belt.
- Access to adjacent site LPS000735 (Land at Moor Road, Bramhope) is via a narrow and inadequate road. A planning application for change of the use of the stable block to a school was refused (prior to 2013) because of Highways concerns about the impact on traffic flows along Moor Road. Subsequent planning applications for change of the use of the stable block to a place of worship and retail unit (18/01536/FU, 18/03934/COND, 21/04425/FU) were approved on the condition that access was via a new access road to the south of Greenacres, and in 2021 Highways had no objections to the site remaining as it is with no further expansion to the shop / congregation.
- Would constitute sprawl into the open countryside with no boundaries.
- Would be a significant addition to a smaller settlement.

6 Green Belt:

- 100% Green Belt.

7 Greenfield/PDL:

LCC Raw Score: -2

- 100% Greenfield.

8a Accessibility (Public Transport – Bus):

LCC Raw Score: -3

Infrequent (less frequent) level of service.

- 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 Sunday.
- Subject to delays and some cancellations due to the level of traffic along the A660 corridor.

Distance from likely access point estimated as being the mid point between Bramhope Cemetery and Greenacres on Moor Road, to nearest bus stop on Leeds Road / Puritan Chapel for X84 Leeds: 885m; Leeds Road / St Giles Church for X84 Otley: 724m (Google Maps).

- Bus route 940 Holt Park to Otley circular route.
- Departures per week both directions: 18 (timetable July 2025).
- No evening or Sunday service.

Distance from likely access point estimated as being the mid point between Bramhope Cemetery and Greenacres on Moor Road, to nearest bus stop at Moor Road / Moorland Road for 940 Otley / Holt Park: 563m, 2 hourly service (measured on map).

8b Accessibility (Public Transport – Rail): LCC Raw Score: -1

- Nearest Rail station Horsforth.
- No bus link to the station, journeys would be made by car or cycle.
- Lack of adequate of 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.

Distance from likely access point estimated as being the mid point between Bramhope Cemetery and Greenacres on Moor Road to Horsforth Station: 4,345m (Google Maps).

9. Accessibility to Services (Walking): LCC Raw Score: -3

- 10 minute walk (one direction) to the village hall.
- 8 minute walk (one direction) to The Cross & Eastgate Area. Services available are: pub, take away x2, bakery, newsagents/general store (with a limited choice of goods), hairdressers/beauty parlour x2.
- 12 minute walk (one direction) to The Parade, Breary Lane. Services available are: florists, chemist, beauty parlour, hairdressers x2 & children's playground.
- 16 minute walk (one direction) to Primary School.
- 21 minute walk (one direction) to health centre, dentists (private).
- 19 minute walk (one direction) to sub-post office/newsagents/general store, butcher, delicatessen, coffee shop.
- 26 minute walk (one direction) to convenience store.

Times taken from likely access point estimated as being the mid point between Bramhope Cemetery and Greenacres on Moor Road, walking pace 3 mph (Google Maps).

Please note the discrepancies in the scoring of the 3 sites off Moor Road:

Site	Accessibility to bus	Accessibility to train	Accessibility to services walking
120	-3	-1	-3
495	-3	-1	-1
735	-1	-1	-1

10 Flood Risk: LCC Raw Score: 2

- Flooding issues by the stream.

12 Biodiversity & geological value: LCC Raw Score: 0

- 100% of the site lies within a Bat Alert Zone (Leeds Natural Environment Map).
- Part of the southern boundary is adjacent to woodland which is part of the Habitat Network (Leeds Natural Environment Map).

13 Woodland & trees: LCC Raw Score: 0

- Part of the southern site boundary is adjacent to woodland with a TPO (Leeds TPO Map).

18 Agricultural Land LCC Raw Score: 0

- Grass land / grazing

23 Renewable & low carbon energy: LCC Raw Score: -1

All other assessment scores: 0

ADDITIONAL ASSESSMENT/FACTORS

Impact on the Local Road Network:

- Will contribute to increased traffic flow on narrow minor roads within the village and the A660.
- Most traffic will access the A660, via Moor Road.
- Access to the A660 will also be via narrow roads in the village centre (Church Hill, The Cross, Eastgate & Breary Lane).
- Currently significant parking issues on these roads (residents & shop customers) at Church Hill, The Cross, Eastgate & Breary Lane.
- 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).
- Bramhope is not on a proposed Mass Transit Route.

Levels of vehicle ownership:

- Car or van ownership in Bramhope is higher than average.
- 2021 Census information shows 12 Bramhope output areas.
- Average percentage for households in Bramhope with one car or van: 92.8% (Leeds 41.8%).

- Average percentage for households in Bramhope with 3 or more cars or vans: 14.6% (Leeds 6.1%).
- These are the some of the highest levels of car/van ownership in in Leeds & could reflect the infrequent/unreliable bus service.
- New housing development in Bramhope could create similar levels of car ownership.

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 places 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).

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Address: Land at Breary Grange Farm

LPS Ref: LPS00170

Origin: Call for sites

Area (ha): 43.93

Estimated housing capacity: 988

Total Score: -12

Overall Initial Score: Orange

1 Settlement Network:

Bramhope is classified as a Smaller Settlement within the hierarchy.

- The site is relatively isolated located outside the village boundary.
- Only has a common boundary with the ribbon development on King's Road and King's Drive.
- Would constitute sprawl into the open countryside.
- Would be a very significant addition to a smaller settlement.

6 Green Belt:

- 100% Green Belt.

7 Greenfield/PDL:

LCC Raw Score: -2

- 100% Greenfield.

8a Accessibility (Public Transport - Bus):

LCC Raw Score: -3

Infrequent (less frequent) level of service.

- 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 Sunday.
- Subject to delays and some cancellations due to the level of traffic along the A660 corridor.

Distance from likely access point opposite Blackhill Quarry to nearest bus stop on Leeds Road / The Birches for X84 Leeds: 855m; for X84 Otley: 860m (measured on map).

8b Accessibility (Public Transport – Rail): LCC Raw Score: -1

- Nearest Rail station Horsforth.
- No bus link to the station, journeys would be made by car or cycle.
- Lack of adequate of 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.

Distance from likely access point opposite Blackhill Quarry on Kings Road to Horsforth Station: 6,920m (Google Maps).

9 Accessibility to Services (Walking): LCC Raw Score: -3

- 38 minute walk (one direction) to the village hall.
- 36 minute walk (one direction) to The Cross & Eastgate Area. Services available are: pub, take away x2, bakery, newsagents/general store (with a limited choice of goods), hairdressers/beauty parlour x2.
- 32 minute walk (one direction) to The Parade, Breary Lane. Services available are: florists, chemist, beauty parlour, hairdressers x2 & children's playground.
- 31 minute walk (one direction) to Primary School.
- 29 minute walk (one direction) to health centre, dentists (private).
- 23 walk (one direction) to sub-post office/newsagents/general store, butcher, delicatessen, coffee shop.
- 16 minute walk (one direction) to convenience store.

Times taken from likely access point opposite Blackhill Quarry on Kings Road, walking pace 3 mph (Google Maps).

12 Biodiversity & Geological Value: LCC Raw Score: 0

- Southern part of site is a Bat Alert Zone (Leeds Nature Environment Map).
- Southern part of site is a Great Crested Newt Strategic Opportunity Area (Leeds Nature Environment Map).

13 Woodland & Trees: LCC Raw Score: 0

- Part of the site directly adjoins the full length of the eastern boundary of Spring Wood, classified as Ancient Replanted Woodland.
- Mature trees along the field boundaries and within the site.

16 Landscape Character: LCC Raw Score: -2

- Large, mainly sloping site which would destroy the rural setting of the village when approached from the south via A660 and Kings Road.
- Northern boundary is adjacent to a Special Landscape Area (Wharfe Valley & Southern Slopes, Policy N37).
- Contains Definitive Footpath Leeds 12 & a section of Definitive Footpath Leeds 10 (Ebor Way) at the northern boundary.
- The approach to Bramhope along the A660 is identified as an important gateway into the village and Conservation Area. It should be noted that Historic England's response to the pre submission changes of the Site Allocation Plan (as documented by Further questions to Council, 7 August 2017, Leeds Site Allocations Plan Examination, p45) agreed that "*extensive green infrastructure should be sought to the boundary of the A660 (Leeds Road)*", and that it is "*the surrounding landscape which is important to the character and appearance of the settlement*" and "*it is the openness of this rural landscape which needs to be retained*".

18 Agricultural Land: LCC Raw Score: 0

- Grass land / grazing.

23 Renewable & low carbon energy: LCC Raw Score: -1

All other assessment scores: 0

ADDITIONAL ASSESSMENT/FACTORS

Impact on the Local Road Network:

- Will contribute to increased traffic flow on minor roads such as King's Road, Arthington Road, King Lane & also the A660.
- 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).
- Bramhope is not on a proposed Mass Transit Route.

Levels of vehicle ownership:

- Car or van ownership in Bramhope is higher than average.
- 2021 Census information shows 12 Bramhope output areas.
- Average percentage for households in Bramhope with one car or van: 92.8% (Leeds 41.8%).
- Average percentage for households in Bramhope with 3 or more cars or vans: 14.6% (Leeds 6.1%).
- These are the some of the highest levels of car/van ownership in in Leeds & could reflect the infrequent/unreliable bus service.
- New housing development in Bramhope could create similar levels of car ownership.

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 places 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).

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Address: Land off Old Lane Hilton Grange/Court

LPS Ref: LPS00259

Origin: call for sites

Area (ha): 2.49

Estimated housing capacity: 56

Total Score: -10

Overall Initial Score: Orange

1 Settlement Network:

Bramhope is classified as a Smaller Settlement within the hierarchy.

- An isolated site 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).
- Would constitute sprawl into the open countryside.
- Potentially difficult access onto Old Lane.

6 Green Belt:

- 100% Green Belt.

7 Greenfield/PDL:

LCC Raw Score: -2

- 100% Greenfield.

8a Accessibility (Public Transport – Bus):

LCC Raw Score: -1

Infrequent (less frequent) level of service.

- 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 Sunday.
- Often subject to delays and some cancellations due to the level of traffic along the A660 corridor.

Distance from likely access point on Old Lane to nearest bus stop for X84 Leeds & Otley at Dyneley Arms crossroads: 1,445m (Google Maps).

- Bus route 940, Holt Park to Otley circular route.
- Departures per week both directions: 24 (timetable July 2025).
- No evening or Sunday service.

Distance from likely access point on Old Lane to nearest bus stop Harrogate Road / Otley Old Road: 665m, 2 hourly service (measured on map).

- Bus route A2 Flyer, Bradford (via Leeds Bradford Airport) – Harrogate.
- Departures per week both directions: 81 (timetable July 2025).
- Frequency every 60 minutes seven days per week and evenings.
- Bus route A3 Flyer, Bradford (via Leeds Bradford Airport) – Otley.
- Departures per week both directions: 94 (timetable July 2025).
- Frequency every 60 minutes seven days per week and evenings.

Distance to nearest bus stop from likely access point on Old Lane for A2 / A3 to Bradford, Harrogate & Otley on A658 Harrogate Road: 500m (measured on map).

8b Accessibility (Public Transport – Rail): LCC Raw Score: -1

- Nearest Rail station Horsforth.
- No bus link to the station, journeys would be made by car or cycle.
- Lack of adequate of 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.

Distance from likely access point on Old Lane to Horsforth Station: 5,794m (Google Maps).

9 Accessibility to Services (Walking): LCC Raw Score: -3

- 17 minute walk (one direction) to the village hall.
- 19 minute walk (one direction) to The Cross & Eastgate Area. Services available are: pub, take away x2, bakery, newsagents/general store (with a limited choice of goods), hairdressers/beauty parlour x2.
- 23 minute walk (one direction) to The Parade, Breary Lane. Services available are: florists, chemist, beauty parlour, hairdressers x2 & children's playground.
- 27 minute walk (one direction) to Primary School.
- 32 minute walk (one direction) to health centre, dentists (private).
- 30 minute walk(one direction) to sub-post office/newsagents/general store, butcher, delicatessen, coffee shop.
- 37 minute walk (one direction) to convenience store.

Times taken from likely access point on Old Lane, walking pace 3 mph (Google Maps).

10 Flood Risk: LCC Raw Score: 2

12 Biodiversity & Geological Value

LCC Raw Score: 0

- Bat Alert Zone at northern boundary (Leeds Nature Environment Map).

16 Landscape Character:

LCC Raw Score: -2

- 100% Special Landscape Area (Wharfe Valley and Southern Slopes, Policy N37).
- Development here would set a precedence for housing and further incursion into a Special Landscape Area and the Green Belt.
- Elevated position having 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.

18 Agricultural Land:

LCC Raw Score: 0

- Grass land / grazing.

23 Renewable & low carbon energy:

LCC Raw Score: -1

All other assessment scores: 0

ADDITIONAL ASSESSMENT/FACTORS

Impact on the Local Road Network:

- Will contribute to increased traffic flow on narrow minor roads leading to the village and within the village, and the A660.
- Access to the village will likely be via Old Lane, a narrow minor road with pinch points including one at the likely access point and another on entering the centre of the village just to the west of the Village Hall.
- Access to the A660 will also be via narrow roads in the village centre (Church Hill, The Cross, Eastgate & Breary Lane).
- Currently significant parking issues on these roads (residents & shop customers) at Church Hill, The Cross, Eastgate & Breary Lane.
- 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).
- Bramhope is not on a proposed Mass Transit Route.

Levels of vehicle ownership:

- Car or van ownership in Bramhope is higher than average.
- 2021 Census information shows 12 Bramhope output areas.
- Average percentage for households in Bramhope with one car or van: 92.8% (Leeds 41.8%).
- Average percentage for households in Bramhope with 3 or more cars or vans: 14.6% (Leeds 6.1%).
- These are some of the highest levels of car/van ownership in Leeds & could reflect the infrequent/unreliable bus service.

- New housing development in Bramhope could create similar levels of car ownership.

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 places 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).

Address: Land North of Churchgate and Church Hill (Old Manor Farmhouse), Leeds Road, Bramhope (not Bramley)

LPS Ref: LPS00376

Origin: Call for sites

Area (ha): 6.66

Estimated housing capacity: 150

Total Score: -7

Overall Initial Score: Yellow

1. Settlement Network:

Bramhope is classified as a Smaller Settlement within the hierarchy.

- 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.
- Potentially difficult access onto A660 (between two bends).
- The A660 forms part of the Abnormal Roads Route for the north of the city. See planning application for expansion of Bramhope Primary School 21/09894/FU and 23/01295/FU condition 13 (off site highways works).

6 Green Belt:

- 100% Green Belt.

7 Greenfield/PDL:

LCC Raw Score: -2

- 100% Greenfield.

8a Accessibility (Public Transport - Bus):

LCC Raw Score: 0

Infrequent (less frequent) level of service.

- 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 Sunday.
- Often subject to delays and some cancellations due to the level of traffic along the A660 corridor.

Distance from likely access point on Leeds Road to nearest bus stop Leeds Road / Puritan Chapel for X84 Leeds: 76m, Leeds Road / St Giles Church for X84 Otley: 190m (measured on map).

- Bus route 940 Holt Park to Otley circular route.
- Departures per week both directions: 18 (timetable July 2025).
- No evening or Sunday service.

Distance from likely access point on Leeds Road to nearest bus stop at Leeds Road / Hall Rise: 570m, 2 hourly service (measured on map).

8b Accessibility (Public Transport – Rail): LCC Raw Score: -1

- Nearest Rail station Horsforth.
- No bus link to the station, journeys would be made by car or cycle.
- Lack of adequate of 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.

Distance from likely access point on Leeds Road to Horsforth Railway Station: 5,150m (Google Maps).

9 Accessibility to Services (Walking): LCC Raw Score: -2

- 7 minute walk (one direction) to the village hall.
- 5 minute walk (one direction) to The Cross & Eastgate Area. Services available are: pub, take away x2, bakery, newsagents/general store (with a limited choice of goods), hairdressers/beauty parlour x2.
- 9 minute walk (one direction) to The Parade, Breary Lane. Services available are: florists, chemist, beauty parlour, hairdressers x2 & children's playground.
- 13 minute walk (one direction) to Primary School.
- 18 minute walk (one direction) to health centre, dentists (private).
- 13 minute walk (one direction) to sub-post office/newsagents/general store, butcher, delicatessen, coffee shop.
- 20 minute walk (one direction) to convenience store.

Times taken from likely access point on Leeds Road, walking pace 3 mph (Google Maps).

Please note the discrepancies in the scoring of the 2 sites at Old Manor Farmhouse:

Site	Accessibility to bus	Accessibility to train	Accessibility to services walking
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376	0	-1	-2
433	-3	-1	-2

10 Flood Risk: LCC Raw Score: 2

- There is a culverted watercourse in the vicinity which might be the drainage for the site.
- The lower part of the site floods.

13 Woodland & Trees: LCC Raw Score: -2

- TPO on eastern part of the site, some trees may need to be felled for access. (Leeds TPO Map).
- Mature trees within the site.

14. Heritage Assets: LCC Raw Score: 0

- Negative impact on character of adjacent Conservation Area to the south, east & north.
- Negative Impact on setting of Grade I listed Puritan Chapel.

16 Landscape Character: LCC Raw Score: -2

- 100% Special Landscape Area (Wharfe Valley and Southern Slopes, Policy N37).
- Development here would set a precedence for housing and further incursion into a Special Landscape Area and the Green Belt.
- Relatively elevated, sloping site, will have a negative impact on Key Mid-distance views (Bramhope Conservation Area Appraisal & Management Plan (2011) p.9).

18 Agricultural Land: LCC Raw Score: 0

- Grass land / grazing.

21 Contaminated Land: LCC Raw Score: 1

- There used to be a pig farm on part of this site.

23 Renewable & low carbon energy: LCC Raw Score: -1

All other assessment scores: 0

ADDITIONAL ASSESSMENT/FACTORS

Impact on the Local Road Network:

- Will contribute to increased traffic flow on narrow minor roads within the village and the A660.
- Potentially difficult access onto the A660 (between two bends in the road).
- 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).
- Bramhope is not on a proposed Mass Transit Route.

Levels of vehicle ownership:

- Car or van ownership in Bramhope is higher than average.
- 2021 Census information shows 12 Bramhope output areas.
- Average percentage for households in Bramhope with one car or van: 92.8% (Leeds 41.8%).
- Average percentage for households in Bramhope with 3 or more cars or vans: 14.6% (Leeds 6.1%).
- These are the some of the highest levels of car/van ownership in in Leeds & could reflect the infrequent/unreliable bus service.
- New housing development in Bramhope could create similar levels of car ownership.

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 places 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).

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Address: Land at Old Manor Farmhouse

LPS Ref: LPS00433

Origin: Call for Sites

Area (ha): 11.60

Estimated housing capacity: 261

Total Score: -12

Overall Initial Score: Orange

1 Settlement Network:

Bramhope is classified as a Smaller Settlement within the hierarchy.

- 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.
- Potentially difficult access onto A660 (between two bends).
- The A660 forms part of the Abnormal Roads Route for the north of the city. See planning application for expansion of Bramhope Primary School 21/09894/FU and 23/01295/FU condition 13 (off site highways works).

6 Green Belt:

- 100% Green Belt.

7 Greenfield/PDL:

LCC Raw Score: -2

- 100% Greenfield.

8a Accessibility (Public Transport - Bus):

LCC Raw Score: -3

Infrequent (less frequent) level of service.

- 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 Sunday.
- Often subject to delays and some cancellations due to the level of traffic along the A660 corridor.

Distance from likely access point on Leeds Road to nearest bus stop Leeds Road / Puritan Chapel for X84 Leeds: 76m, Leeds Road / St Giles Church for X84 Otley: 190m (measured on map).

- Bus route 940 Holt Park to Otley circular route
- Departures per week both directions: 18 (timetable July 2025)
- No evening or Sunday service.

Distance from likely access point on Leeds Road to nearest bus stop at Leeds Road / Hall Rise: 570m, 2 hourly service (measured on map).

8b Accessibility (Public Transport – Rail):

LCC Raw Score: -1

- Nearest Rail station Horsforth.
- No bus link to the station, journeys would be made by car or cycle.
- Lack of adequate of 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.

Distance from likely access point on Leeds Road to Horsforth Railway Station: 5,150m (Google Maps).

9 Accessibility to Services (Walking):

LCC Raw Score: -2

- 7 minute walk (one direction) to the village hall.
- 5 minute walk (one direction) to The Cross & Eastgate Area. Services available are: pub, take away x2, bakery, newsagents/general store (with a limited choice of goods), hairdressers/beauty parlour x2.
- 9 minute walk (one direction) to The Parade, Breary Lane. Services available are: florists, chemist, beauty parlour, hairdressers x2 & children's playground
- 13 minute walk (one direction) to Primary School.
- 18 minute walk (one direction) to health centre, dentists (private).

- 13 minute walk (one direction) to sub-post office/newsagents/general store, butcher, delicatessen, coffee shop.
- 20 minute walk (one direction) to convenience store.

Times taken from likely access point on Leeds Road, walking pace 3 mph (Google Maps).

Please note the discrepancies in the scoring of the 2 sites at Old Manor Farmhouse:

Site	Accessibility to bus	Accessibility to train	Accessibility to services walking
376	0	-1	-2
433	-3	-1	-2

10 Flood Risk: LCC Raw Score: 2

- There is a culverted watercourse in the vicinity which might be the drainage for the site.
- The lower part of the site floods.

13 Woodland & Trees: LCC Raw Score: -2

- TPO on eastern part of the site, some trees may need to be felled for access (Leeds TPO Map).
- Mature trees within the site.

14. Heritage Assets: LCC Raw Score: 0

- Negative impact on character of adjacent Conservation Area to the south, east & north, the northeastern part of the site is within the Conservation Area.
- Negative Impact on setting of Grade I listed Puritan Chapel.

16 Landscape Character: LCC Raw Score: -2

- 100% Special Landscape Area (Wharfe Valley and Southern Slopes, Policy N37).
- Development here would set a precedence for housing and further incursion into the Special Landscape Area and the Green Belt.
- Relatively elevated, sloping site having a negative impact on Key Mid-distance views (Bramhope Conservation Area Appraisal & Management Plan (2011) p.9).

18 Agricultural Land: LCC Raw Score: 0

- Grass land / grazing.

20 Proximity to Hazards: LCC Raw Score: -1

23 Renewable & low carbon energy: LCC Raw Score: -1

All other assessment scores: 0

ADDITIONAL ASSESSMENT/FACTORS

Impact on the Local Road Network:

- Will contribute to increased traffic flow on narrow minor roads within the village and the A660.
- Potentially difficult access onto the A660 (between two bends in the road).
- 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).
- Bramhope is not on a proposed Mass Transit Route.

Levels of vehicle ownership:

- Car or van ownership in Bramhope is higher than average.
- 2021 Census information shows 12 Bramhope output areas.
- Average percentage for households in Bramhope with one car or van: 92.8% (Leeds 41.8%).
- Average percentage for households in Bramhope with 3 or more cars or vans: 14.6% (Leeds 6.1%).
- These are the some of the highest levels of car/van ownership in in Leeds & could reflect the infrequent/unreliable bus service.
- New housing development in Bramhope could create similar levels of car ownership.

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 places 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).

Address: Land to the east of Moor Road and south of Parklands

LPS Ref: LPS00495

Origin: Call for Sites

Area (ha): 3.87

Estimated housing capacity: 87

Total Score: -11

Overall Initial Score Orange

1 Settlement Network:

Bramhope is classified as a Smaller Settlement within the hierarchy.

- Located on edge of the village but only has one boundary adjacent to the settlement.
- Does not round off or infill the settlement pattern.
- Would constitute sprawl into the open countryside.

- Southeast boundary is along / above the Bramhope Tunnel built in 1845 – 49, Leeds – Harrogate – York railway line.

6 Green Belt:

- 100% Green Belt.

7 Greenfield/PDL:

LCC Raw Score: -2

- 100% Greenfield.

8a Accessibility (Public Transport – Bus):

LCC Raw Score: -3

Infrequent (less frequent) level of service.

- 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 Sunday.
- Often subject to delays and some cancellations due to the level of traffic along the A660 corridor.

Distance from likely access point estimated as being the mid point between Bramhope Cemetery and Greenacres on Moor Road, to nearest bus stop on Leeds Road / Puritan Chapel for X84 Leeds: 885m; Leeds Road / St Giles Church for X84 Otley: 724m (Google Maps).

- Bus route 940 Holt Park to Otley circular route.
- Departures per week both directions: 18 (timetable July 2025).
- No evening or Sunday service.

Distance from likely access point estimated as being the mid point between Bramhope Cemetery and Greenacres on Moor Road, to nearest bus stop at Moor Road / Moorland Road for 940 Otley / Holt Park: 563m, 2 hourly service (measured on map).

8b Accessibility (Public Transport – Rail):

LCC Raw Score: -1

- Nearest Rail station Horsforth.
- No bus link to the station, journeys would be made by car or cycle.
- Lack of adequate of 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.

Distance from likely access point estimated as being the mid point between Bramhope Cemetery and Greenacres on Moor Road to Horsforth Station: 4,345m (Google Maps).

9 Accessibility to Services (Walking): LCC Raw Score: -1

- 10 minute walk (one direction) to the village hall.
- 8 minute walk (one direction) to The Cross & Eastgate Area. Services available are: pub, take away x2, bakery, newsagents/general store (with a limited choice of goods), hairdressers/beauty parlour x2.
- 12 minute walk (one direction) to The Parade, Breary Lane. Services available are: florists, chemist, beauty parlour, hairdressers x2 & children's playground
- 16 minute walk (one direction) to Primary School.
- 21 minute walk (one direction) to health centre, dentists (private).
- 19 minute walk(one direction) to sub-post office/newsagents/general store, butcher, delicatessen, coffee shop.
- 26 minute walk (one direction) to convenience store.

Times taken from likely access point estimated as being the mid point between Bramhope Cemetery and Greenacres on Moor Road, walking pace 3 mph (Google Maps).

Please note the discrepancies in the scoring of the 3 sites off Moor Road:

Site	Accessibility to bus	Accessibility to train	Accessibility to services walking
120	-3	-1	-3
495	-3	-1	-1
735	-1	-1	-1

10 Flood Risk: LCC Raw Score: 2

- Lower part of the site by the stream is known to flood.

12 Biodiversity & geological value: LCC Raw Score: -2

- The woodland located along the full length of the southwestern boundary to the site is part of the Habitat Network (Leeds Natural Environment Map).
- 100% of the site is located in a Bat Alert Zone, as is the adjacent woodland to the south west (Leeds Natural Environment Map).

13 Woodland & Trees: LCC Raw Score: -2

- Mature trees within the site.
- 100% of the site has a TPO, categorised as 'parkland', (Leeds TPO Map).
- 100% of the woodland along the full length of the southwestern boundary also has a TPO, categorised as 'woodland' (Leeds TPO Map).

16 Landscape character: LCC Raw Score: 0

- Definitive Footpath Bramhope 6 runs along the northeastern boundary.

18. Agricultural land LCC Raw Score: 0

- Grass land / grazing until 1990. Grass last cut about 15 years ago.

All other assessment scores: 0

ADDITIONAL ASSESSMENT/FACTORS

Impact on the Local Road Network:

- Will contribute to increased traffic flow on narrow minor roads within the village and the A660.
- Most traffic will access the A660, via Moor Road.
- Access to the A660 will also be via narrow roads in the village centre (Church Hill, The Cross, Eastgate & Breary Lane).
- Currently significant parking issues on these roads (residents & shop customers) at Church Hill, The Cross, Eastgate & Breary Lane.
- 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).
- Bramhope is not on a proposed Mass Transit Route.

Levels of vehicle ownership:

- Car or van ownership in Bramhope is higher than average.
- 2021 Census information shows 12 Bramhope output areas.
- Average percentage for households in Bramhope with one car or van: 92.8% (Leeds 41.8%).
- Average percentage for households in Bramhope with 3 or more cars or vans: 14.6% (Leeds 6.1%).
- These are the some of the highest levels of car/van ownership in in Leeds & could reflect the infrequent/unreliable bus service.
- New housing development in Bramhope could create similar levels of car ownership.

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 places 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).

.....
Address: Land south east of Spring Wood Crescent, Bramhope

LPS Ref: LPS00731

Origin: Call for sites

Area (ha): 1.81

Estimated housing capacity: 48

Total Score: -2

Overall Initial Score: Yellow

1 Settlement Network:

Bramhope is classified as a Smaller Settlement within the hierarchy.

- Located on the edge of the settlement, but no direct, or substantial boundary, linking with the adjoining settlement, separated by highways (A660 and part of Spring Wood Crescent) and public open (green) space.

5 Ancient Woodland:

- See Woodland & Trees.

6 Green Belt:

- 100% Green Belt.

7 Greenfield/PDL: LCC Raw Score: 3

- Aerial imagery at the time of assessment will have indicated 100% PLD but is not an accurate assessment.
- Former 100% Greenfield site was used for a builder's compound and a tip for soil excavated from the recent Miller Homes development at Spring Wood Park.
- Approved Landscape Plans approved by LCC in September 2023 (LCC planning portal public access, 23/02804/COND) will return the site to 100% greenfield to be used as public open space.

8a Accessibility (Public Transport- Bus): LCC Raw Score: 0

Infrequent (less frequent) level of service.

- 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 Sunday.
- Often subject to delays and some cancellations due to the level of traffic along the A660 corridor.

Distance from likely access point to nearest bus stop Leeds Road / The Poplars X84 Leeds: 114m; X84 Otley: 190m (measured on map).

8b Accessibility (Public Transport – Rail): LCC Raw Score: -1

- Nearest Rail station Horsforth.
- No bus link to the station, journeys would be made by car or cycle.
- Lack of adequate of 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.

Distance from likely access point to Horsforth Railway station: 6,598m (Google Maps).

9 Accessibility to Services (Walking): LCC Raw Score -3

- 23 minute walk (one direction) to the village hall.
- 21 minute walk (one direction) to The Cross & Eastgate Area. Services available are: pub, take away x2, bakery, newsagents/general store (with a limited choice of goods), hairdressers/beauty parlour x2.
- 17 minute walk (one direction) to The Parade, Breary Lane. Services available are: florists, chemist, beauty parlour, hairdressers x2 & children's playground.
- 16 minute walk (one direction) to Primary School.
- 14 minute walk (one direction) to health centre, dentists (private).
- 8 minute walk (one direction) to sub-post office/newsagents/general store, butcher, delicatessen, coffee shop.
- 2 minute walk (one direction) to convenience store.

Times taken from likely access point, walking pace 3 mph (Google Maps).

10. Flood Risk: LCC Raw Score: 2

13. Woodland & Trees LCC Raw Score: 0

- Northern boundary of the site directly adjoins Spring Wood, classified as Ancient Replanted Woodland.

16. Landscape Character: LCC Raw Score: 0

- Forms part of the green southern gateway to the village.
- To the south of the site is the A660 and a green corridor known as Jubilee Copse. Jubilee Copse is regarded as an important green corridor on the approach to the village which helps to maintain the rural setting (statement on matters and issues by Bramhope and Carlton Parish Council to the proposed removal of land from the Green Belt Review Methodology and Core Strategy, Matter 3: Green Belt 25 August 2017).
- The approach to Bramhope along the A660 is identified as an important gateway into the village and Conservation Area. It should be noted that Historic England's response to the pre submission changes of the Site Allocation Plan (as documented by Further questions to Council, 7 August 2017, Leeds Site Allocations Plan Examination, p45) agreed that "*extensive green infrastructure should be sought to the boundary of the A660 (Leeds Road)*", and that it is "*the surrounding landscape which is important to the character and appearance of the settlement*" and "*it is the openness of this rural landscape which needs to be retained*".

23 Renewable & low carbon energy: LCC Raw Score: -1

All other assessment scores: 0

ADDITIONAL ASSESSMENT/FACTORS

Impact on the Local Road Network:

- Will contribute to increased traffic flow on narrow minor roads within the village and the A660.
- 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).

Levels of vehicle ownership

- Car or van ownership in Bramhope is higher than average.
- 2021 Census information shows 12 Bramhope output areas.
- Average percentage for households in Bramhope with one car or van: 92.8% (Leeds 41.8%).
- Average percentage for households in Bramhope with 3 or more cars or vans: 14.6% (Leeds 6.1%).
- These are the some of the highest levels of car/van ownership in in Leeds & could reflect the infrequent/unreliable bus service.
- New housing development in Bramhope could create similar levels of car ownership.

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 places 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).

Address: Land at Moor Road Bramhope

LPS Ref: LPS00735

Origin: Call for sites

Area (ha): 1.25

Estimated housing capacity: 34

Total Score: -9

Overall Initial Score: Yellow

1 Settlement Network:

Bramhope is classified as a Smaller Settlement within the hierarchy.

- 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 house were built in the garden of an earlier house, hidden behind a high stone wall; the impact on the street scene is minimal.
- Access to this site is via a narrow and inadequate road. A planning application for change of the use of the stable block to a school was refused (prior to 2013) because of Highways concerns about the impact on traffic flows along Moor Road. Subsequent planning applications for change of the use of the stable block to a place of worship and retail unit (18/01536/FU, 18/03934/COND,

21/04425/FU) were approved on the condition that access was via a new access road to the south of Greenacres, and in 2021 Highways had no objections to the site remaining as it is with no further expansion to the shop / congregation.

- Does not round off or infill the settlement pattern.
- Would constitute sprawl into the open countryside.

6 Green Belt:

- 100% Green Belt.

7 Greenfield/PDL: LCC Raw Score: -1

- At least 80% Greenfield.
- Developed area comprises of a former equestrian centre stable block, now used as a church, and an adjoining car park.

8a Accessibility (Public Transport - Bus): LCC Raw Score: -1

Infrequent (less frequent) level of service.

- 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 Sunday.
- Often subject to delays and some cancellations due to the level of traffic along the A660 corridor.

Distance from likely access point estimated as being the mid point between Bramhope Cemetery and Greenacres on Moor Road, to nearest bus stop on Leeds Road / Puritan Chapel for X84 Leeds: 885m; Leeds Road / St Giles Church for X84 Otley: 724m (Google Maps).

- Bus route 940 Holt Park to Otley circular route
- Departures per week both directions: 18 (timetable July 2025)
- No evening or Sunday service.

Distance from likely access point estimated as being the mid point between Bramhope Cemetery and Greenacres on Moor Road, to nearest bus stop at Moor Road / Moorland Road for 940 Otley / Holt Park: 563m, 2 hourly service (measured on map).

8b Accessibility (Public Transport – Rail): LCC Raw Score: -1

- Nearest Rail station Horsforth.
- No bus link to the station, journeys would be made by car or cycle.
- Lack of adequate of 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 applies to 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.

Distance from likely access point estimated as being the mid point between Bramhope Cemetery and Greenacres on Moor Road to Horsforth Railway Station: 4,345m (Google Maps).

9 Accessibility to Services (Walking): LCC Raw Score: -1

- 10 minute walk (one direction) to the village hall.
- 8 minute walk (one direction) to The Cross & Eastgate Area. Services available are: pub, take away x2, bakery, newsagents/general store (with a limited choice of goods), hairdressers/beauty parlour x2.
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Please note the discrepancies in the scoring of the 3 sites off Moor Road:

Site	Accessibility to bus	Accessibility to train	Accessibility to services walking
120	-3	-1	-3
495	-3	-1	-1
735	-1	-1	-1

10 Flood Risk: LCC Raw Score: 2

12 Biodiversity & geological value: LCC Raw Score: -3

- The eastern part of the site (up to 25% of the site area) contains woodland which is part of the Habitat Network (Leeds Natural Environment Map).
- Part of the southern boundary is adjacent to woodland which is part of the Habitat Network (Leeds Natural Environment Map).
- 100% of the site lies within a Bat Alert Zone, as does the adjacent woodland to the south (Leeds Natural Environment Map).

13 Woodland & trees: LCC Raw Score: -3

- The eastern part of the site (approx. 25% of the site) contains woodland with a TPO (Leeds TPO Map).

- The southern boundary is adjacent to woodland with a TPO (Leeds TPO Map).

18 Agricultural Land

LCC Raw Score: 0

- Grass land / grazing

23 Renewable & low carbon energy:

LCC Raw Score: -1

All other assessment scores: 0

ADDITIONAL ASSESSMENT/FACTORS

Impact on the Local Road Network:

- Will contribute to increased traffic flow on narrow minor roads within the village and the A660.
- Most traffic will access the A660, via Moor Road.
- Access to the A660 will also be via narrow roads in the village centre (Church Hill, The Cross, Eastgate & Breary Lane).
- Currently significant parking issues on these roads (residents & shop customers) at Church Hill, The Cross, Eastgate & Breary Lane.
- 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).
- Bramhope is not on a proposed Mass Transit Route.

Levels of vehicle ownership:

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