

# Sustainability Assessment

## for:-



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**Site 3026 HG2-1)  
New Birks Farm, Ings Lane Guiseley**



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Site 3026 (HG2-1) known locally as the Ings is a low lying area, bounded by the Chevin to the North East and the Odda to the South West. It is a character landscape area, being part of a glacial valley.

This site has previously been identified as a special landscape area.

The site is surrounded by a strip of woodland to the South, Ings Lane to the West, and the Ilkley to Leeds railway line to the North East. There is agricultural land to the North, playing fields to the West along with Mire Beck forming the boundary between Menston and Guiseley.

It is situated on the edge of the town, forming a green buffer between Guiseley and Menston.

## A) Landscape Character

### 1) Geological, Geographical and Hydro-geological Information

#### (i) Solid Geology

The area is situated on the Lower Coal Measure Strata of Carboniferous age, [About 300 million years old], at the approximate horizon of the Millstone Grit.

The strata comprise a series of sandstones and grits separated by mudstones. These rocks dip to the south at around 5 to 10 degrees. This sequence is overlain by the true Coal Measure Strata which outcrops on the southern side of Guiseley and contains seams of coal that were locally extracted from shallow mines and adits for fuel.

The sequence is disrupted by many recorded faults some in close proximity to the land in question but there are no records of any recent movement.

#### (ii) Superficial Materials

The bedrock is overlain by fluvio glacial materials thought to vary in thickness from around 15m to 25m. These comprise a sequence of sands and gravels with varying amounts of clay.

These materials are capped near the Mire Beck flood zone by relatively recent alluvium deposits.

#### (iii) Geographical and Hydrological Observations

The farm land adjacent to New Birks Farm/Ings Lane comprises a relatively level, low lying area, surrounded on three sides by higher ground. It is a highly visible green zone marking a divide between Guiseley and Menston. This is particularly obvious when viewed from the Chevin, Hawksworth Moor and The Odda. This area, known as the Ings, [water meadow], is a long established, poorly drained area which takes and absorbs rain and ground water from the surrounding hills, providing naturally regulated entry of water into the adjacent Mire Beck, which itself is prone to flooding. Due to the low lying nature of adjacent fields the stream water, in periods of high rainfall moves onto these fields and as a result greatly reduces and regulates the flow down stream.

This low lying green belt land and Mire Beck form a natural boundary between the two settlements of Guiseley and Menston, tangible evidence of which can be observed on the A65 where an historic boundary stone can be seen.

The poorly drained land is a significant habitat for birds. Ducks and geese can regularly be seen swimming and feeding in the fields, and heron, moorhens, coots, curlews and peewits are regular visitors.

#### **(iv) Development Considerations**

Any significant development of the area will clearly destroy the wild life habitat and change forever the old water meadow and village boundary.

Development will change the hydrological conditions of this natural wet land, resulting in significant increased water run off directly into Mire Beck which at present tops its banks on occasions. Nearby properties avoid distress as the waters flow onto the fields. Changes here could result in flood risks to Moorland Crescent and properties further down stream where the beck enters the Wharfe Valley flood plain on the outskirts of Otley. It could also cause flooding where the beck is culverted under the railway, resulting in damage to the embankment.

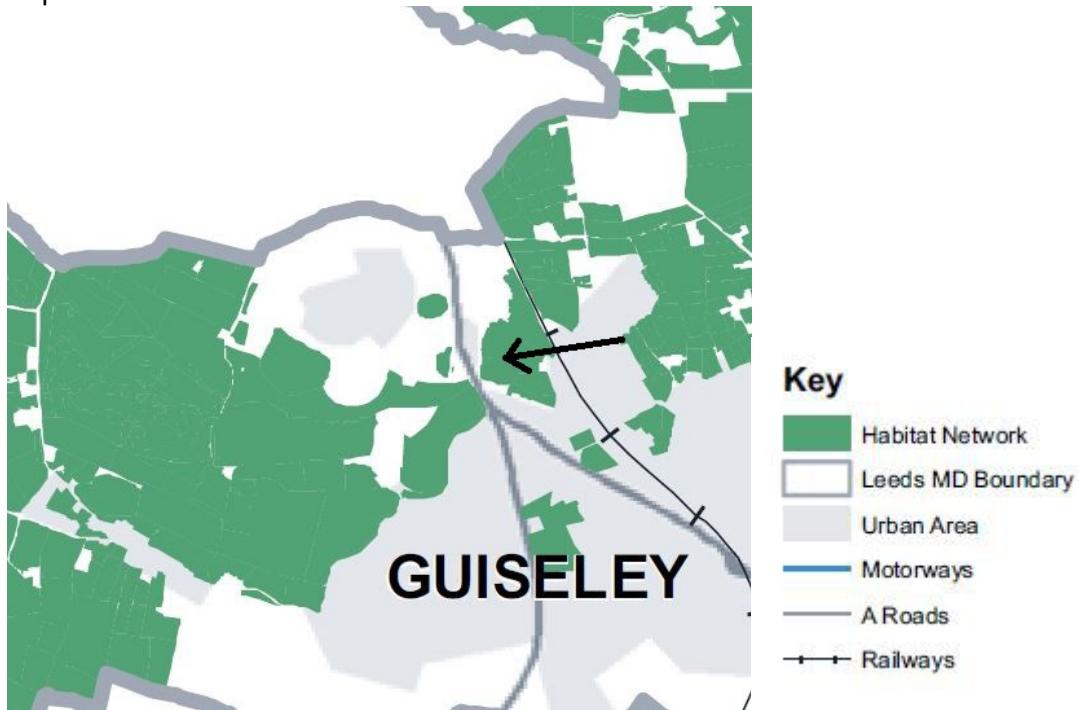
Additional waters have recently entered the Mire Beck flood plain from the High Royds development. To alleviate increased flow during persistent rainfall a flood relief balancing pond was constructed by the developers. This was particularly necessary as the beck is culverted under the A65 where unrestricted high flow would produce flooding on the west side of the road. A similar balancing pond system may be needed on the Ings if development goes ahead.

The natural water table is high in this area being near the beck level. It may also be subject to sub artesian conditions associated with higher water levels from the surrounding hills. This would need to be carefully assessed.

It is noted that the beck is affected in high rainfall periods by the ingress of sewerage which can be confirmed by assessment of the flora in the beck. Extensive work will be required here if additional waste is to be handled.

## 2) Biodiversity

On the Leeds Core Strategy Map 17, Leeds Habitat Network the Ings Lane site is shown as part of that network.



The fields contain hawthorn hedgerows and mature trees with 19 tree protection orders [details here](#) including oak ash and sycamore, offering habitats for a wide range of bird and animal species.

These trees, according to the TPOs perform a landscape function, are a focal point and form a physical buffer. They are also described as being a feature of intrinsic beauty. Other trees in the fields form a medium percentage of tree cover and are a useful wildlife habitat.

The fields form a habitat for

Meadow Pipit, Swift, Hobby, Swallow, Red Kite, Grey Wagtail, Curlew, House Sparrow, Grey Partridge, Mallard, Snipe, Lapwing, House Sparrow, Willow Warbler, Starling, Mistle Thrush, Hedgehog and Bluebell, which are species recorded in the West Yorkshire Ecology Database for the site.

Wren, Goldfinch, Greenfinch, Dunnock, Tree Sparrow, Jay, Magpie, Jackdaw, Crow, Tree Creeper, Great Spotted Woodpecker, Great Tit, Blackbird and Curlew, Lapwing, Little Owl, Tawny Owl, Barn Owl, Heron, Oystercatchers and kingfisher have all been seen at the site as well as Hedgehog, Common Frog, Common Toad, Water Vole, White Clawed Crayfish and Roe Deer have been observed by local residents on a regular basis. Lapwing and curlew winter on the site, along with migrating Redwing and Fieldfare. The Lapwing and Curlew breed here.

The hedgerows and trees provide nesting for a wide range of birds and the presence of owls testament to the proliferation of small vertebrates from which they feed.

### 3) Distinctiveness

Site 3026 is Green Belt. It forms a buffer between Guiseley and Menston, which extends through to Thorpe Lane at the side of Tranmere Park.

It is also part of the landscape character of the Guiseley Gap - the river less glacial valley that is an unusual geographic feature.

The site is currently being grazed by beef cattle but has in the past been cropped for hay and silage and grazed by sheep. As such, although not employing a high workforce, it positively contributes towards the economy of the area. The quality of the soil is a result of glacial and fluvial deposits, being grade 3 agricultural land as identified from Natural England's magic database.

A future need for agricultural land is undeniable and in the future farming land may be forced to produce a higher yield to feed the increasing population.

A recent report from the University of Cambridge warns that Britain is running out of land for food and faces a substantial shortfall of 2,000,000 hectares by 2030. This is in the foreseeable future, and should surely be taken into account when weighing up whether land should be used for food production or housing.



National Planning Policy (NPPF) states that planning should take account of 'core planning principles' (point 17). One of those principles is:-

*“to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”*

In 2007 a consultation document on Guiseley commented that it was important that Guiseley's tight Green Belt Boundary remained so to prevent it becoming an extension of Leeds or merging with Bradford.

Identified as pastoral plateau farmland and part of the Guiseley plateau, this area in the landscape character review of 2011 was designated for restoration of character.

(<http://www.leeds.gov.uk/docs/CD11-14%20Leeds%20Landscape%20Review%20Maps%202011.pdf>).

Pennine Prospects obviously value this part of Guiseley as it is included in their South Pennines Natural Characteristic area, which they are planning to make into The South Pennines National Park

Pennine Prospects is at the heart of the sustainable development of the South Pennines. It works to manage and enhance the area's natural, cultural and heritage assets so that they contribute to the social, economic and environmental wellbeing of the South Pennines. Pennine Prospects also seeks to create opportunities for the seven million residents of the surrounding conurbations to enjoy and benefit from the distinctive landscape characteristics of the South Pennines.

<http://www.pennineprospects.co.uk/about>

## 4) Landscape

From the elevated position of Whale Jaws Hill the Ings can be seen as a part of the uninterrupted green corridor which separates Menston from Guiseley, and extending onwards at the side of Thorpe Lane towards The Odda, thus fulfilling its Green Belt role.

This is a well known view from a bench on a popular footpath where walkers stop to appreciate their surroundings

Development in the valley bottom of HG2-1 (3026) and the adjoining PAS land HG3-1 (4043) would interrupt the continuity of the view; change the nature of the view and its visual amenity forever.

Farming was historically Guiseley's first major employer and the surrounding field systems are not only part of its heritage, but part of the landscape, giving continuity with the past through their role as a cultural record of its history.

The two settlements can clearly be identified, contained, and separated by green fields.



## B) Coalescence of Settlements



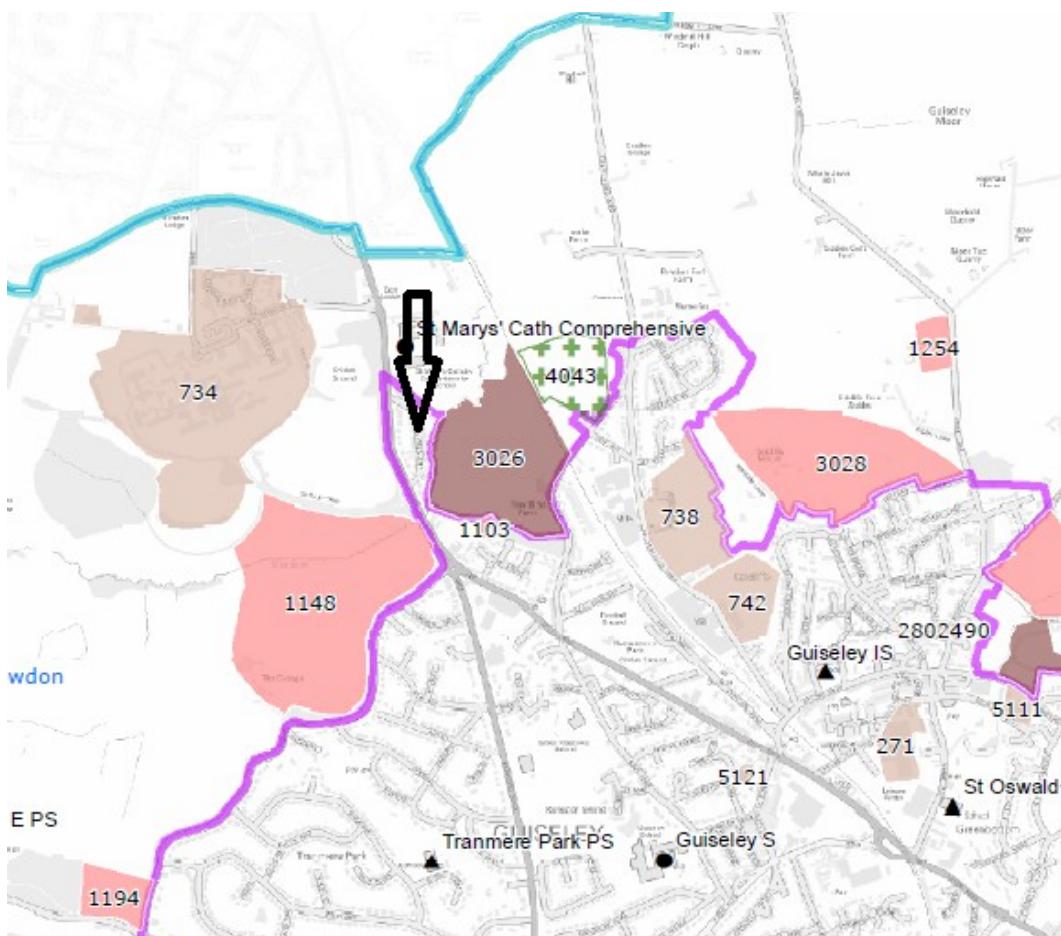
Site 1148 (Land off Thorpe Lane/Bradford Road Guiseley) was not adopted as a preferred site because "it would result in the breach of Thorpe Lane, an important boundary preventing sprawl towards Bradford"

In fact Thorpe Lane is nowhere near the Bradford boundary, but is near the boundary between Menston and Guiseley, as is site 3026 (HG2-1).

If this important factor is recognised for one site, then why not its neighbour which continues this important boundary and the Green Belt corridor "necessary to prevent coalescence between settlements"?

It does not seem to matter in the case of 1148 that it will coalesce with a part of Menston that is also in the Leeds District, but does seem to matter in the case of 3026 as merging settlements are not mentioned.

Site 3026 has been marked out as a major urban extension.



However, the line showing urban settlement has been drawn, round, and to include, Moorland Crescent Menston, ignoring the township boundary, making 3026 look ripe for infill, and taking no account of the purpose of Green Belt to keep named settlements

separate. The new "Village" at High Royds is not included in the urban settlement boundary; it also is part of Menston but in the Leeds district like Moorland Crescent. Moorland Crescent Menston, although part of Aireborough and paying council tax to Leeds is in fact part of the named settlement of Menston. Site 3026 as green belt land prevents Guiseley and Menston from merging.

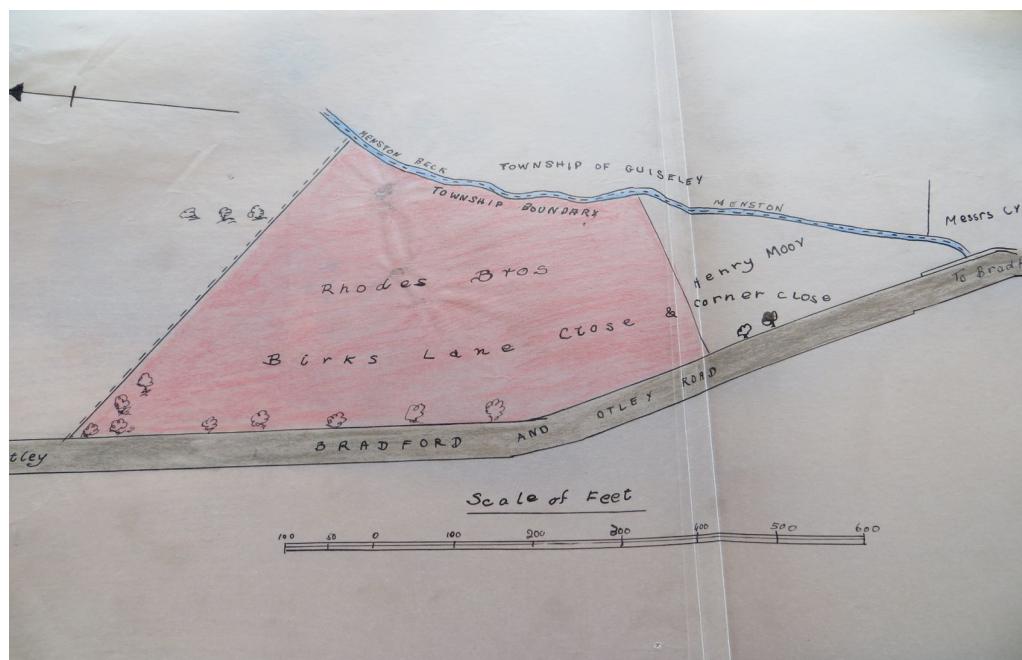
The major urban extension at Ings Lane, Guiseley (3026), for just under 300 houses, is not infill - it joins the settlements of Guiseley and Menston. It should not matter that part of Menston lies within the Leeds City boundary, it is still Menston.



Mire Beck forms the boundary line between the named settlements of Guiseley and Menston.

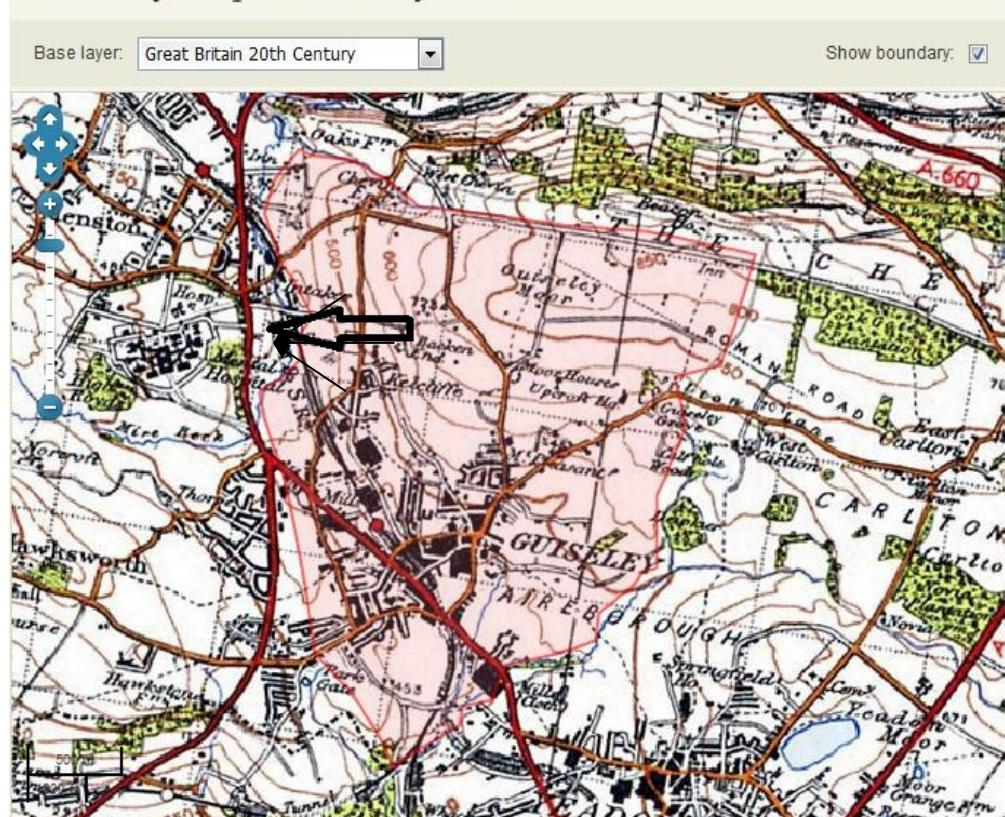
## Menston and Guiseley Green Belt Protection Group

This plan shows clearly that Mire Beck, named here Menston Beck, forms the boundary of the township of Guiseley. Moorland Crescent and the houses on Bradford Road were built within the area shaded red. (Circa 1930)



Map Showing the Township of Guiseley. Moorland Crescent, shown by arrow clearly not included.

## Boundary Map of Guiseley UD



## C) Infrastructure

### Schools

Although the two main primary schools in Guiseley have been expanded recently, this expansion will only accommodate children from recent housing developments, and as yet there have been no plans for expansion of the secondary schools in the area. Guiseley School in particular is in a poor state of repair with leaking roofs and shabby paintwork. Parents report that they have difficulty finding places at nearby schools for their children.

### Health

Approximately 1300 houses have been built in Aireborough between 2000 and 2013 but there have been no new health centres built since 2005.

### Leisure

The only Council run Leisure Centre in Aireborough is in dire need of updating. This is another example of lack of investment in infrastructure in the area along with schools and roads.

### Transport

It is a well known fact that the A65 into Leeds is congested most of the time, many motorists avoiding using it if they can.

Councillor Richard Lewis admitted the congestion in a television interview recently. [See here approx 1 min into clip.](#)

Guiseley in particular suffers from standing traffic at traffic lights, causing reduction in air quality. The stretch of road between White Cross Roundabout and the Guiseley gyratory is a particular problem with cars queuing through the town causing frustration to commuters.

Residents, due to the volume of traffic report finding difficulty exiting from the roads where they live.

Commuters report having to leave home at 6.30 in order to arrive at work in time for 8.00 for a journey of 10 miles.

Residents report that they are reluctant to take their cars to the West Side retail Park at the weekend as they can spend up to an hour in traffic which backs through to the gyratory and through the centre of Guiseley.

This problem has been made worse in recent years by the considerable housing development in Aireborough, 1300 between 2000 and 2013.

Further development along the A65 including housing plans in Menston, Burley and Otley will exacerbate the situation.

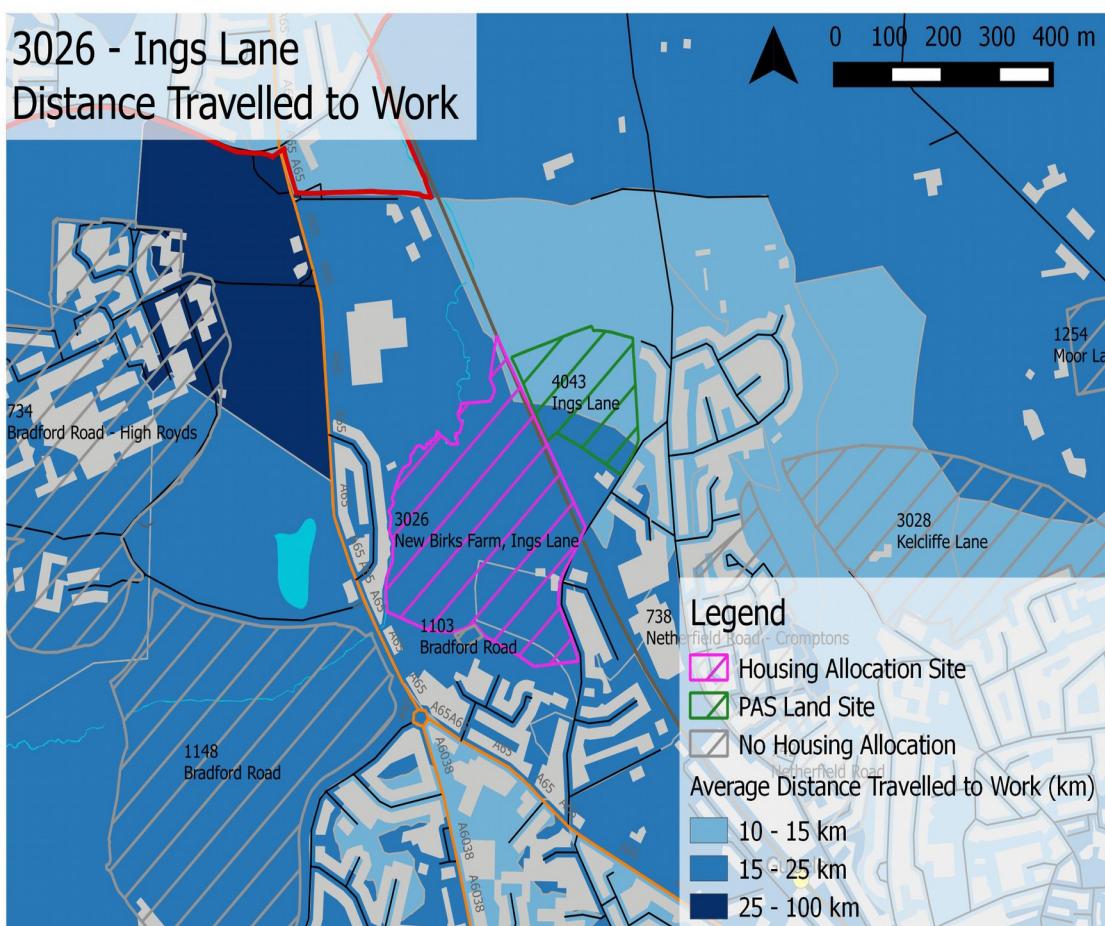
Ings Lane, an unclassified road, onto which access would be made from site HG2-1, is now busy following extensive recent housing development on Netherfield Road, it has become one of the routes new residents use to access the A65, at the crossroads with Back Lane, virtually doubling the traffic and extending queues at the junction.

Every new dwelling will produce 6 additional car movements a day producing approximately 2,600 new movements from the two developments on the Ings.

Many existing houses on Ings Lane have no off road parking and as a result cars are parked at the side of the road, sometimes on both sides, restricting traffic flow. A further 298 households would greatly increase traffic here further congesting the junction with the A65 and Back Lane. (If site HG3-1 further along Ings Lane was to be developed a further 100 or so households would make this worse) Guiseley football club, which has an entrance onto Ings Lane, causes traffic problems as spectators search for places to park, often onto the pavement and across private driveways.

The railway station is less than a km from the site; however commuters report overcrowded trains at peak times, all the seats being taken by the time they reach Guiseley.

There is a bus stop nearby. Buses notoriously have long journey times and are also subject to traffic congestion.



## D) Flood Report

### Groundwater and Drainage

The Green Belt area (site 3026 HG2-1 New Birks Farm Ings Guiseley) is locally known as The Ings, an old word of Norse origin referring to water meadows and marshes.

At the western extremity of this low lying area is Mire Beck, marking the physical and political boundary between the two named settlements of Guiseley and Menston.

The area is subject to regular surface water flooding as would be expected given its name. Flooding varies from a few centimetres of water in the hollows through to the development of significant ponding in four locations (where ducks and gulls can be seen swimming), to obvious floods of the area adjacent to the beck, with around two acres under water.

This scenario occurs two to three times a year after significant rainfall.

The flooding is generated partly by poor drainage of a low lying basin and by the overtopping of the beck.



Due to ground levels the water affects some gardens on Moorland Crescent Menston, but fortunately the field is generally lower and as a consequence the majority of the water is relieved by entering the fields, reducing its pressure on the stream, the fields acting as a storage pond reducing the flow downstream.

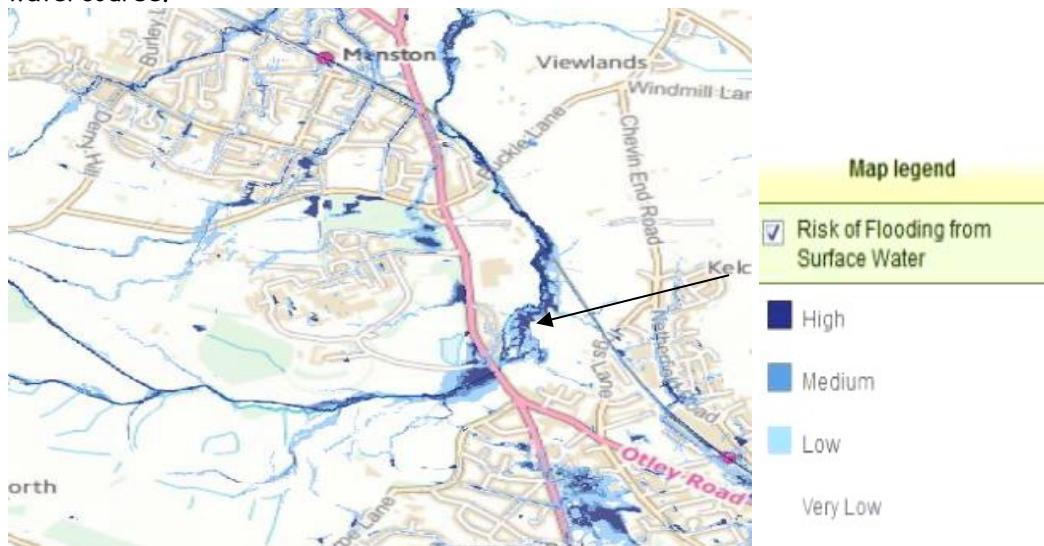


A second flowing channel can be clearly identified at this time crossing the field at a distance of about 40 metres parallel to the beck.





The environment Agency identifies this area partly as high and partly as medium risk of surface water flooding. However this does not take into account the recognised predicted factor of a 30% rise in rainfall up to 2086 which must be factored in to any site considered for development especially near a watercourse.



The water table here is close to surface and will undoubtedly rise with an increase in future rainfall. This natural flood balancing area will very clearly have an added positive effect in further reducing flooding of existing property in years to come.

Any changes to surface water regime in this area will prevent the beck discharging into the fields and will endanger the adjacent buildings on Moorland Crescent, which, to date; have never been affected by flood water.

Consideration should also be given to the slow rise in ground water levels here as they equilibrate after the termination of historic artesian pumping by close-by mills and the development of the High Royds site. (High Royds Hospital obtained its water supply from artesian wells.)

If extra ground water drainage into the beck, in order mitigate possible development, is allowed, then any flooding to adjacent properties will therefore be the responsibility of the local authority which allows such plans to be approved.

Considerable mitigation measures will be required to deal with the surface/stream water should the natural flood relief area be reduced or developed.

Channelling this water downstream will also need major consideration as the beck has other pinch points that cause the water to back up. The first of these would be to the edge of the site where the stream crosses beneath the railway in a culvert. If the water is not allowed to soak naturally into the fields, it will significantly increase the flow of water into the beck and prejudice adjacent properties. The predicted 30% increase in rainfall should also be factored here.

### Foul Water Drainage

In addition to the groundwater concerns, the foul water disposal should be fully understood.

The main foul water drain, which follows the approximate route of the beck, is already over capacity and in poor condition. Raw sewage already regularly enters the beck, due to blockages in the pipeline and breaches of the same.

During heavy rainfall when surface water enters the foul water system it cannot cope, manholes are raised and foul water enters the stream.

These instances are regularly reported to the Environment Agency and Yorkshire Water who temporarily alleviate the problem by rodding and flushing. However it is a recurring problem every two to three months.

As the natural fall from the fields is toward the stream, new foul water drainage from future development would presumably be piped in this direction to the existing sewer. This will cause major issues.



## **E) Comments on the Green Belt Review and Sustainability Assessment of 3026 (HG2-1)**

LCC's Green Belt review of the site states in point 5 (Assist in urban regeneration by encouraging the recycling of derelict and other urban land) that this is not to be included in the GB assessment because the Core Strategy policies encourage regeneration in the urban area.

This means that no Green Belt site can fulfil all five Green Belt categories. (Calderdale give each site this point).

This seems to devalue the importance of each GB site assessed by Leeds unnecessarily.

In the 2013 Site Allocations Plan all the Aireborough sites are classified as Green Belt but the 2015 plan describes them all as greenfield. This also devalues the sites as they are still Green Belt.

In assessing the importance of the area, LCC's Green Belt review of the site contains some inaccuracies.

In section 2 (Preventing neighbouring towns from merging) ii (does the development of the site lead to physical connection of two or more settlements), YES has been entered, however the Overall Coalescence Conclusion is "No merging of settlements"

In section 3 (Assist in safeguarding the countryside from encroachment) iv (Does the site contain areas of woodland, trees or hedgerows that are protected), NO has been entered, however the site contains 19 trees with preservation orders and several long unprotected hedgerows.

In section 4 (Preserve the setting and special character of historic towns) i (Is the site adjacent to a conservation area?) NO has been entered, when in fact Guiseley conservation area includes New Birks Farm and The Ings Public House which are adjacent to the site.

A document from Historic England dated 21<sup>st</sup> October 2015 states.

"Paragraph 126 of the NPPF requires Local Plans to set out a positive strategy for the conservation and enjoyment of the historic environment. This means that the plan, as a whole (including the sites it is putting forward as allocations), has to set out a framework which is likely to conserve the historic environment of the Plan area. The Sites Allocations Local Plan proposes a large number of sites for development which could harm elements which contribute to the significance of the City's heritage assets. There are, for example, 11 sites which involve the loss of open spaces adjacent to Conservation Areas".

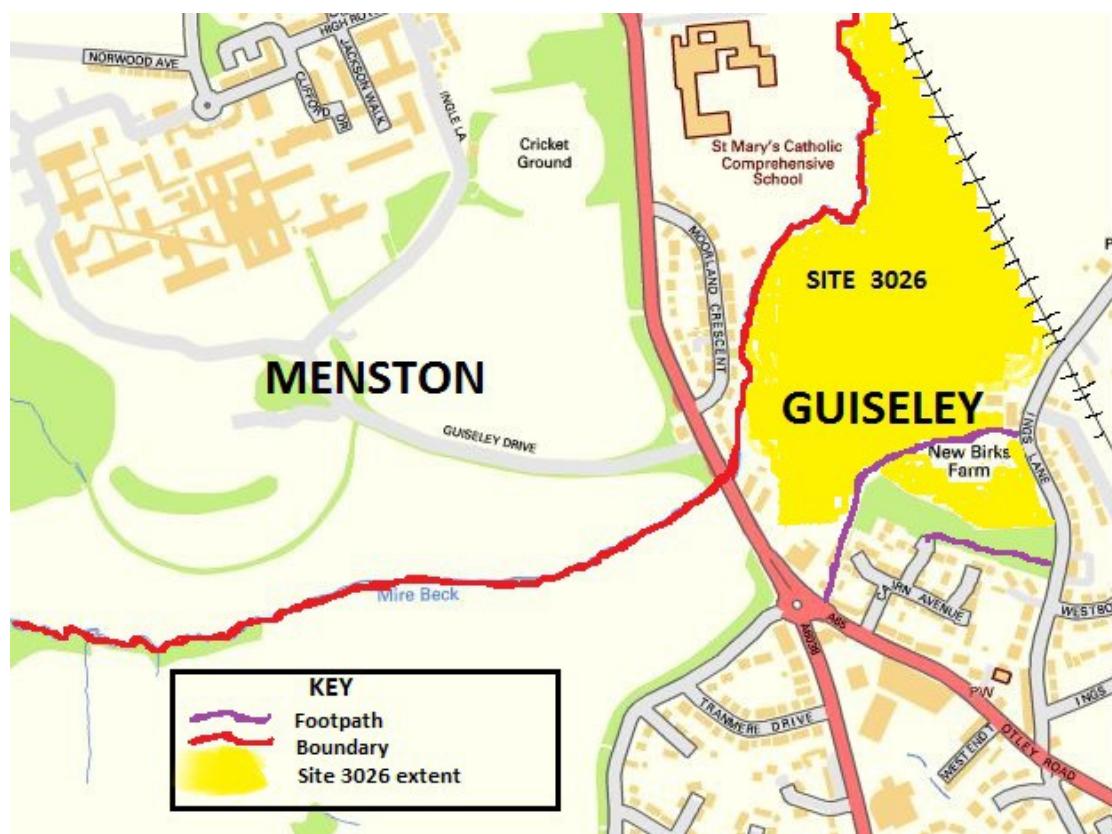
And of site 3026 in particular

"This area adjoins the boundary of the Guiseley Conservation Area. By allocating this site for development, the Council is accepting that the principle of the loss of this currently-open area and its subsequent development is acceptable. However, there has been no evaluation of what contribution this site makes to the character of the

Conservation Area or what harm might result to those elements which contribute to the significance of this designated area by its eventual development .

Paragraph 126 of the NPPF requires Local Plans to set out a positive strategy for the conservation and enjoyment of the historic environment. In addition, the Council has a statutory duty under the provisions of S72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay "special attention" to "the desirability of preserving or enhancing the character or appearance" of its Conservation Areas. The NPPF makes it clear that the significance of heritage assets, such as Conservation Areas, can be harmed through development within their setting. "

For these reasons they found the plan for 3026 unsound.



## F) In Summary

- The land serves all five purposes of Green Belt land as defined within the NPPF
- The land is in active economic use and has a well trodden footpath, (definitive footpath Aireborough 36), through the area.
- Mire Beck is susceptible to overflowing its banks three or four times a year, sometimes more.
- It is identified in Leeds Habitat Network and is home to diverse fauna and many mature trees and hedgerows including TPOs.
- It borders the Guiseley conservation Area.
- The Ings defines Guiseley as a settlement separate from Menston forming a Green Belt Buffer between the two.
- It is part of a well known long distance view.
- The local infrastructure is not sufficient to cater for a major new residential development, particularly given the current A65 congestion issues.
- There are other more appropriate, suitable and deliverable sites for residential development within the Leeds District which are not designated as Green Belt - many of which are brown field sites.

**G) Photographs to support the landscape character and distinctiveness of the site**





Menston and Guiseley Green Belt Protection Group





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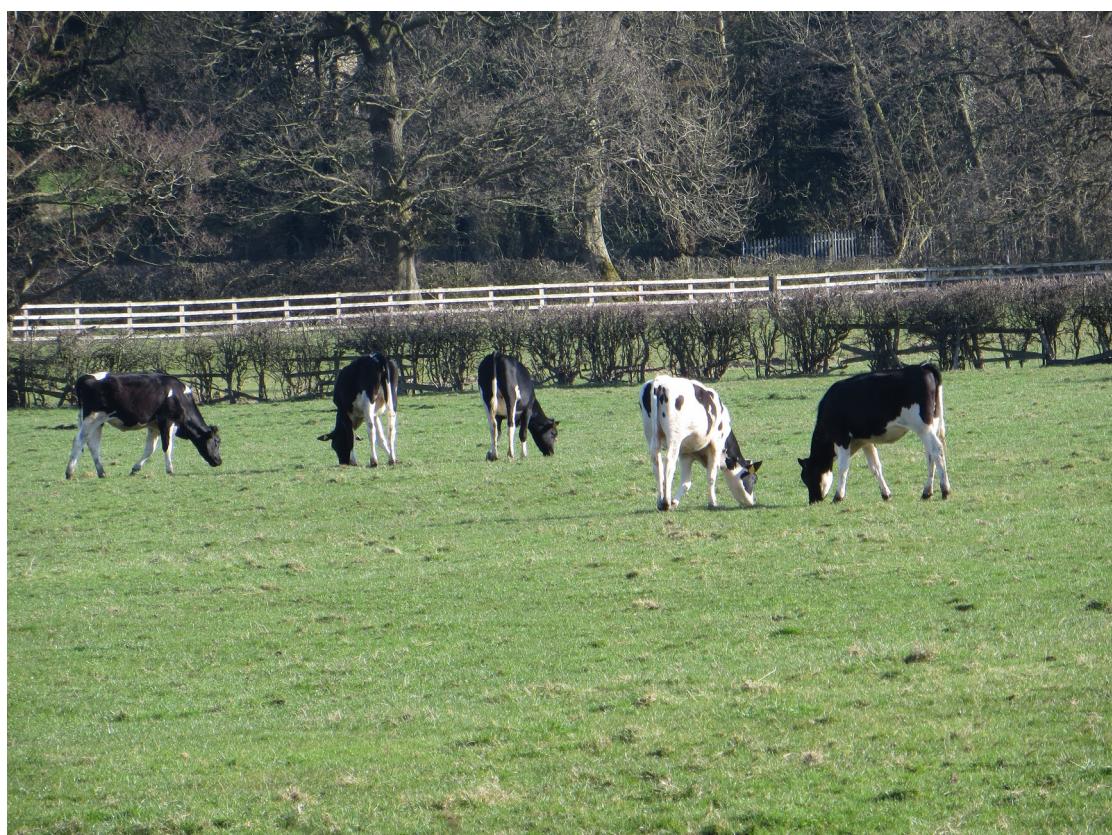


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# Greenbelt Review of Site 3026

## New Birks Farm, Ings Lane Guiseley (Land allocated for 285 Houses)

Purpose	Criteria	Assessment			
		LCC	LCC Comments	Resident	Residents Comments
1. Check the unrestricted sprawl of large built up areas	i. Would development of the site lead to/ constitute ribbon development	No		No	
	ii. Would development result in an isolated development site not connected to existing boundaries	No		No	
	iii. Is the site well connected to the built up area? – Does it have 2 or more boundaries with the existing built up area	Yes		?	The site has one boundary with Ings Lane Guiseley, another with Moorland Crescent Menston, another settlement. Development would cause coalescence.
	iv. Would development of the site effectively 'round off' the settlement pattern	Yes		?	The pattern does not take into account that <u>two</u> settlements are involved with the greenbelt site between.
	v. Do natural and physical features (Major road, river etc) provide a good existing barrier between the existing urban area and undeveloped land, which if breached may set a precedent for unrestricted sprawl ?	No		No	
	<b>OVERALL SPRAWL CONCLUSION</b>		Low potential to lead to unrestricted sprawl		Connecting two named settlements by using the greenbelt between does mean <u>High potential</u> to lead to unrestricted sprawl
2. Prevent neighbouring towns from merging	i. Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained?	No		No	
	ii. Would development of the site lead to physical connection of 2 or more settlements?	Yes		Yes	The named settlements of Menston and Guiseley will have merged with the development of the site ie Moorland Crescent Menston and Ings Lane Guiseley. Mire Beck is the physical boundary between
	<b>OVERALL COALESCENCE CONCLUSION</b>		No merging of settlements ?????		The development of the site would lead to coalescence/merging of settlements as there would no longer be a Green Belt gap between.
3. Assist in safeguarding the countryside from encroachment	i. Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)	No		No	There is no defensible boundary to prevent encroachment further into the countryside
	ii. Does the site provide access to the countryside – footpaths, bridleways across the land, or is it a designated park/greenspace?	Yes		Yes	The site includes a well trodden footpath leading from the A65 to Ings Lane (Definitive Footpath Aireborough 36) and adjacent to the site is a footpath through woodland.

# Greenbelt Review of Site 3026

## New Birks Farm, Ings Lane Guiseley (Land allocated for 285 Houses)

Purpose	Criteria	Assessment			
		LCC	LCC Comments	Resident	Residents Comments
3. Continued	iii. Does the site include national or local nature conservation designated areas (SSSIs etc)	No		No	
	iv. Does the site include areas of woodland, trees or hedgerows that are protected (protected ancient woodland) or significant unprotected tree/hedge cover	No		Yes	The site contains many trees, 19 with Tree Preservation Orders. Also there are several long unprotected hedgerows.
	v. Does the site include any best and most versatile; grade 1, 2 or 3a (where known) agricultural land?	Yes		Yes	Yes, the site benefits from fluvial deposits making it very suitable for grazing of cattle and sheep, also suitable for cropping for silage/ hay.
	vi. Does the site contain buildings?  If yes, are these in agricultural use?	Yes		Yes	New Birks Farm House which is derelict and various barns for storage of fodder and shelter for cattle.
		Yes		Yes	
	<b>OVERALL COUNTRYSIDE ENCROACHMENT CONCLUSION</b>		The site does not perform an important role in safeguarding the countryside from encroachment		The site performs an important role in safeguarding the countryside from encroachment.
4. Preserve the setting and special character of historic towns	i. Is the site adjacent a conservation area, listed building or other historical features	No		Yes	Guiseley conservation area includes New Birks Farm and the Ings Pub on Ings Lane.
	ii. If 'yes' could development preserve this character?	N/A		Perhaps	The character of the area will be compromised by loss of green space which defines the special character of Guiseley, being historically a farming community. Once developed these fields will no longer be available for food production in the future
	<b>OVERALL CHARACTER PRESERVATION CONCLUSION</b>		Development of the site would have no effect on the setting and special character of historic features		Development of the site would have a significant effect on the setting and special character of historical features. "The setting of the conservation area should be considered as a material consideration within the planning process."
5. Assist in urban regeneration by encouraging the recycling of derelict and other urban land			Not to be included within GB assessment because the Core Strategy policies encourage regeneration in the urban area	?	
<b>OVERALL SUMMARY</b>	<b>GREENBELT ASSESSMENT CONCLUSION</b>		Green Belt. Site is well contained. Development would round off the settlement.		Green Belt fulfilling 4 of 5 Green Belt purposes : to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns .

## Sustainability Appraisal of Site 3026

New Birks Farm Ings Lane Guiseley ( 285 Houses)

		LCC Score	LCC Comments	Residents Score	Residents Comments
SA01	Employment	0		-1	Site is used for farming, currently beef cattle. If site is developed, there will be loss of employment and loss of further food production.
SA02	Economic Growth	0		-1	Site used for farming. Although not employing a high workforce, in the future farming land may be forced to produce a higher yield to feed the increasing population.
SA03	Accessibility to Education	0		0	The primary schools to which children from this area would attend are currently being expanded to meet the current demand for places. However this would not meet demand from further development in the area.
SA04	Accessibility to Health	0		0	Although 1300 new houses (approx) have been built in Aireborough between 2000 and 2013, there have been no new health centres since 2005.
SA05	Crime	0		0	
SA06	Proximity to Leisure/Culture	0		0	The only council run leisure centre in the area is in dire need of updating. (Aireborough Leisure Centre)
SA07	Housing	1		1	
SA08	Community Participation	-1		-1	
SA09	Community	0		-1	Site is out of scale with development. Moorland Crescent Menston is a settlement of approx 60 houses along with the adjacent Bradford Road. The houses along Ings lane form the boundary of Guiseley before the Green Belt is reached. Development of the site would result in Urban Sprawl and unnecessary loss of greenspace and views.
SA10	Greenspace Access	1		1	
SA11	Greenfield or BrownField	-2		-2	Green Belt. In 2007 a consultation document on Guiseley commented that it was important that Guiseley's tight Green Belt Boundary remained so to prevent it becoming an extension of Leeds or merging with Bradford.
SA12	Biodiversity	-1		-2	The site supports many species of wildlife. Meadow Pipit, Swift, Hobby, Swallow, Red Kite, Grey Wagtail, Curlew, House Sparrow, Grey Partridge, Mallard, Snipe, Lapwing, House Sparrow, Willow Warbler, Starling, Mistle Thrush, Hedgehog and Bluebell are species recorded in the West Yorkshire Ecology Database. In Mire Beck white clawed crayfish have been observed, along with watervole. Wren, Goldfinch, Greenfinch, Dunnock, Tree Sparrow, Jay, Magpie, Jackdaw, Crow, Tree Creeper, Great Spotted Woodpecker, Great Tit, Blackbird, Red Kite, Heron and Curlew have all been seen at the site as well as Hedgehog, Common Frog and Common Toad. Bats can be seen hunting the area in the evening. The many broadleaved trees and field hedges offer nesting and habitat.
SA13	Greenhouse Emissions	-1		-1	

## Sustainability Appraisal of Site 3026

New Birks Farm Ings Lane Guiseley ( 285 Houses)

		LCC Score	LCC Comments	Residents Score	Residents Comments
SA14	Flood risk	-1		-3	Mire Beck regularly tops its banks in times of heavy rainfall. The beck forms another channel across the field where some water is absorbed by the land. The recent developments at High Royds necessitated the construction of a holding pond to regulate surface water drainage into the beck. Development of the site would cause more surface water to be channelled directly into Mire beck, without any opportunity for it to be absorbed by the land. The beck is culverted under the railway line. If the flow of water was increased as explained above measures would have to be taken to avoid further flooding at this point.
SA15	Transport Network/Access	0		-1	The site is 839.06 metres from Guiseley Railway Station and there is a bus stop on Ings lane. However should 298 houses be built it would potentially create 600 more cars accessing Ings Lane and eventually the A65. Each household will make on average 6 trips a day in a car, meaning much more congestion on the A65 and the road junctions used to access it. Following extensive recent housing development on Netherfield Road, Ings Lane has become one of the routes new residents use to access the A65, virtually doubling the traffic. No improvements to the road infrastructure have been made.
SA16	Local needs	-1		-1	
SA17	Waste	0		0	
SA18a	Land Contamination	0		0	
SA18b	Air Quality	0		0	
SA18c	Hazard Zone	0		0	
SA19	Landscape/Woodland	-2		-3	The fields contain hawthorn hedgerows and mature trees with 19 tree protection orders, including oak ash and sycamore, offering habitats for a wide range of bird and animal species.
SA20	Distinctiveness	0		-1	This site forms a green buffer (green belt) between the named settlements of Menston and Guiseley. It is a large area being 11.334 hectares in area. Developing here with a density of 298 houses would compromise the distinctiveness of both Guiseley and Menston, as the two settlements will have merged.
SA21	Historic Environment	0		0	
SA22a	Agricultural Land	-2		-2	Good quality agricultural land currently in use for producing beef cattle.
SA22b	Area of search for wind energy	0		0	
SA22c	Water Resources	0		0	
SA22d	Mineral Resources	0		0	