

Site Details

Address: **Rooms Farm Gelderd Road Gildersome Morley**

LPS reference: **LPS00440** Estimated draft housing capacity: **364**

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

Area (ha): **13.85**

Land Use

Housing:	Yes	Industrial:	Yes	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	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	-2	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	-2	21. Contaminated Land	1	36. Waste processing facilities	0
13. Woodland & Trees	0	22. Mineral resources	-1	37. Land instability	-1
Total Score:	-8				

Site specific comments following the Gildersome Parish Council Public Meeting 02.09.25:

- Local community services including health facilities are already stretched with long waiting times
- Local schools are at capacity and will not cope with additional intake.
- Very busy roads to both sides of the site, one being the M621 which will significantly impact air quality and create noise impacts
- There will be an intensification of traffic particularly on the already very busy Gelderd Road, to the side of the site and feeding the site, creating more congestion and safety risks due to this being a fast section of road despite speed limitations being imposed in recent years. There have been several significant accidents in very recent times and this is a regular event due to the dangerous road conditions which would be intensified with a development of this size in this area.
- Gelderd Road already backs up from the junction with the outer ring road every morning with traffic to the top of the hill. Additional vehicles travelling into Leeds will intensify this issue.
- The site includes woodlands and trees which are a vital natural resource
- The development proposed would significantly impact the visual amenity of the location and landscape character and being very visible from surrounding areas
- Flood risk – there are regular issues with flooding to the nearby dip in Gelderd Road

Site Assessment Report

LLP subarea: **Outer South**

Site Details

Address: **Land north of Highfield Drive/ Harthill, Gildersome**

LPS reference: **LPS00303** Estimated draft housing capacity: **126**
Origin: **Call for Sites** Overall initial score: **Yellow**
Area (ha): **4.78**

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	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	-2	21. Contaminated Land	0	36. Waste processing facilities	0
13. Woodland & Trees	0	22. Mineral resources	-1	37. Land instability	-1
Total Score:		-5			

Site specific comments following the Gildersome Parish Council Public Meeting 02.09.25:

- Local community services including health facilities are already stretched with long waiting times
- Local schools are at capacity and will not cope with additional intake
- There are regular reports of blocked main sewers and consequential flooding in this part of the village as the drains do not have the capacity to cope with current demand.
- The roads leading to the site are already tight with cars having to park on narrow pavements which prevent prams and wheel chair access. There is no scope for widening these roads due to the short front gardens of the properties along these roads.
- Air quality will be affected by the increase in this number of houses. The area is close to busy roads including the M62, M621, Drighlington Bypass and Gelderd Road which already impact the air quality and with this site being at high level will have a significant effect on it and the surrounding sites.
- This land was previously part of Highfield Farm and is an ancient paddock

Site Assessment Report

LLP subarea: **Outer South**

Site Details

Address: **Leeds Valve Co Ltd, 23 - 25 Town End,
Gildersome, Morley**

LPS reference: **LPS00710** Estimated draft housing capacity: **9**
Origin: **Allocation no PP** Overall initial score: **Green**
Area (ha): **0.28**

Land Use

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

Stage 1: Gateway Tests

1. Settlement Network	Pass	3. Functional Floodplain	Pass	5. Ancient Woodland	Pass
2. Designated Biodiversity sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Not in Green Belt

Stage 2: Site Scores

7. Greenfield / PDL	3	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)	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	2	36. Waste processing facilities	0
13. Woodland & Trees	0	22. Mineral resources	-1	37. Land instability	-1

Total Score: **9**

Site specific comments following the Gildersome Parish Council Public Meeting 02.09.25:

- Local community services including health facilities are already stretched with long waiting times.
- Local schools are at capacity and will not cope with additional intake
- There are regular reports of blocked main sewers and consequential flooding in this part of the village as the drains do not have the capacity to cope with current demand.
- The contaminated land score is 2, however as this has been used for light industrial purposes for many years, contamination will be more of an issue.

Site Details

Address: **Former Ambulance Station, Wakefield Road, Gildersome, Morley**

LPS reference: **LPS00037** Estimated draft housing capacity:

Origin: **Urban Capacity Study** Overall initial score: **Green**

Area (ha): **0.39**

Land Use

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

Stage 1: Gateway Tests

1. Settlement Network	Pass	3. Functional Floodplain	Pass	5. Ancient Woodland	Pass
2. Designated Biodiversity sites	Pass	4. National Heritage Assets	Pass	6. Green Belt	Not in Green Belt

Stage 2: Site Scores

7. Greenfield / PDL	3	14. Heritage assets	0	23. Renewable and low carbon energy	0
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)	-2	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	3	36. Waste processing facilities	0
13. Woodland & Trees	0	22. Mineral resources	-1	37. Land instability	-1

Total Score:	2
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Site specific comments following the Gildersome Parish Council Public Meeting 02.09.25:

- There would be support for providing housing development to this site for housing, although the Plan does not currently suggest housing.

Site Assessment Report

LLP subarea: **Outer South**

Site Details

Address: **Land north of 5 Bradford Rd, Gildersome**

LPS reference: **LPS00536** Estimated draft housing capacity: **32**
Origin: **Call for Sites** Overall initial score: **Yellow**
Area (ha): **1.02**

Land Use

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

Stage 1: Gateway Tests

1. Settlement Network	Pass (edge)	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)	2	16. Landscape Character	0	24. Green Space	0
8b. Accessibility (Public Transport - Rail)	-1	17. Air Quality	-2	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	0	21. Contaminated Land	0	36. Waste processing facilities	0
13. Woodland & Trees	0	22. Mineral resources	-1	37. Land instability	-1

Total Score:	-5
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Site specific comments following the Gildersome Parish Council Public Meeting 02.09.25:

- Local community services including health facilities are already stretched with long waiting times
- Local schools are at capacity and will not cope with additional intake
- Air quality will be affected by the increase in this number of houses. The area is close to busy roads including the M62, M621, Drighlington Bypass and Gelderd Road which already impact the air quality
- Regular annual events are held at the adjacent Gildersome Sports Club which is a suitable site as it affects few residential properties. The use of the Club for such activities would be significantly restricted by the surrounding of the site with housing.

Site Details

Address: **Land at and north of 11, 11a, 17, 23, and 25
Bradford Road, Gildersome**

LPS reference: **LPS00898** Estimated draft housing capacity: **97**
Origin: **Call for Sites** Overall initial score: **Yellow**
Area (ha): **4.33**

Land Use

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

Stage 1: Gateway Tests

1. Settlement Network	Pass	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)	-3	16. Landscape Character	0	24. Green Space	0
8b. Accessibility (Public Transport - Rail)	-1	17. Air Quality	-2	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	0	22. Mineral resources	-1	37. Land instability	-1

Total Score:	-9
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Site specific comments following the Gildersome Parish Council Public Meeting 02.09.25:

- Local community services including health facilities are already stretched with long waiting times
- Local schools are at capacity and will not cope with additional intake
- Air quality will be affected by the increase in this number of houses. The area is close to busy roads including the M62, M621, Drighlington Bypass and Gelderd Road which already impact the air quality
- Within and adjacent to the site there are groups of Tree Preservation Orders.
- Regular annual events are held at the nearby Gildersome Sports Club which is a suitable site as it affects few residential properties. The use of the Club for such activities would be significantly restricted by the surrounding of the site with housing.

Site Assessment Report

LLP subarea: **Outer South**

Site Details

Address: **Land north of Bradford Rd, Gildersome**

LPS reference: **LPS00747**

Estimated draft housing capacity: **357**

Origin: **Call for Sites**

Overall initial score: **Yellow**

Area (ha): **15.86**

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)	-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	0	22. Mineral resources	-1	37. Land instability	-1

Total Score:	-8
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Site specific comments following the Gildersome Parish Council Public Meeting 02.09.25:

- Local community services including health facilities are already stretched with long waiting times
- Local schools are at capacity and will not cope with additional intake
- Air quality will be affected by the increase in this number of houses. The area is close to busy roads including the M62, M621, Drighlington Bypass and Gelderd Road which already impact the air quality

Site Assessment Report

LLP subarea: **Outer South**

Site Details

Address: **Land at Gilead House Farm, Gelderd Road, Gildersome**

LPS reference: **LPS00744** Estimated draft housing capacity: **237**
Origin: **Call for Sites** Overall initial score: **Yellow**
Area (ha): **9.04**

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)	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)	-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	0	36. Waste processing facilities	0
13. Woodland & Trees	-2	22. Mineral resources	-1	37. Land instability	-1
Total Score:		-7			

Site specific comments following the Gildersome Parish Council Public Meeting 02.09.25:

- Local community services including health facilities are already stretched with long waiting times
- Local schools are at capacity and will not cope with additional intake
- Very busy road, Gelderd Road, to the side of the site and feeding the site creating more congestion and safety risks due to this being a fast section of road despite speed limitations being imposed in recent years. There have been several significant accidents in very recent times and this is a regular event due to the dangerous road conditions which would be intensified with a development of this size in this area.
- Gelderd Road already backs up from the junction with the outer ring road every morning with traffic to the top of the hill. Additional vehicles travelling into Leeds will intensify this issue.

- Very busy roads close to the site, one being the M621 and the other Gelderd Road which will significantly impact air quality and create noise impacts
- The site includes woodlands and trees which are a vital natural resource
- The biodiversity of the immediate area would be impacted by the effect on the woodlands which have bat colonies with protected species
- There is historic interest at the site as a Quaker School mentioned on the 1782 map, 1820 map
- The lower field is a site of contamination due to 4000 slaughtered pigs being buried in lime following the foot and mouth epidemic. This will significantly affect the contaminated land score.
- Gelderd Road Colliery was on this site and there will be old pit workings and heads creating unstable ground conditions
- The development proposed would significantly impact the visual amenity of the location, the diversity and landscape character, being very visible
- Air quality will be affected by the increase in this number of houses. The area is close to busy roads including the M62, M621, Drighlington Bypass and Gelderd Road which already impact the air quality
- On the site around the farm buildings there are three groups of Tree Preservation Orders.
- There is a formal orchard on the site.
- With the trees and the TPOs the scoring for "Ancient Woodland" appears to be incorrect.

Site Assessment Report

LLP subarea: **Outer South**

Site Details

Address: **Land at Gelderd Road and Asquith Avenue,
Gildersome**

LPS reference: **LPS00783** Estimated draft housing capacity: **263**
Origin: **Call for Sites** Overall initial score: **Orange**
Area (ha): **10.03**

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	Fail
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)	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)	-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	-3	21. Contaminated Land	0	36. Waste processing facilities	0
13. Woodland & Trees	-2	22. Mineral resources	-1	37. Land instability	-1
Total Score:		-10			

Site specific comments following the Gildersome Parish Council Public Meeting 02.09.25:

- Local community services including health facilities are already stretched with long waiting times
- Local schools are at capacity and will not cope with additional intake
- Very busy roads to both sides of the site, one being the M621 which will significantly impact air quality and create noise impacts
- Very busy roads, Gelderd Road and Asquith Avenue, to the sides of the site and feeding the site creating more congestion and safety risks.
- The site includes historic woodlands and trees (Dean Wood, Clubbed Oaks -marked on 1852 map) which are a vital natural resource. These are mentioned in historical documents back for a thousand years and the proposed development would complete swallow up the historic landscape of the wood and immediately adjacent areas.
- Gildersome Colliery was on this site and there will be old pit workings and heads creating unstable ground conditions
- The route of the old Gildersome Railway Tunnel runs under the site and the route is marked on old maps such as the 1891 and 1937 Ordnance Survey maps
- The development proposed would significantly impact the visual amenity of the location and landscape character and being very visible
- Air quality will be affected by the increase in this number of houses. The area is close to busy roads including the M62, M621, Drighlington Bypass and Gelderd Road which already impact the air quality
- Within and adjacent to the site there are groups of Tree Preservation Orders.

Site Assessment Report

LLP subarea: **Outer South**

Site Details

Address: **Land to the North West of 123 Wakefield Rd,
Drighlington**

LPS reference: **LPS00508** Estimated draft housing capacity: **518**
Origin: **Call for Sites** Overall initial score: **Orange**
Area (ha): **23.01**

Land Use

Housing:	Yes	Industrial:	Yes	Commercial:	Yes
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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)	-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	-2	21. Contaminated Land	1	36. Waste processing facilities	0
13. Woodland & Trees	-2	22. Mineral resources	-1	37. Land instability	-1
Total Score:	-12				

Site specific comments following the Gildersome Parish Council Public Meeting 02.09.25:

- Local community services including health facilities are already stretched with long waiting times
- Local schools are at capacity and will not cope with additional intake
- Very busy roads close by including Drighlington Bypass and the M62 which will significantly impact air quality and create noise impacts
- The site includes woodlands and trees which are a vital natural resource
- Known locally as Pit Hills due to the extensive mine workings which were on this site and there are old pit workings and heads creating unstable ground conditions
- Air quality will be affected by the increase in this number of houses. The area is close to busy roads including the M62, M621, Drighlington Bypass and Gelderd Road which already impact the air quality
- Within and adjacent to the site there are groups of Tree Preservation Orders.
- Natural resources include protected wildlife species such as buzzards and red kites