3 Monk Bridge Road (3) LS6

Site Details							
Easting	428155	Northing	436801	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	North Leeds	3			Ward	Weetwood	
Site Cha	Site Characteristics						
Site type	Site type Brownfield						

Site type browning

On-site land uses
Vacant land

Neighbouring land uses

Wholesale distribution

Other land uses - None

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

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an isolated development?				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

Would development lead					
Do features provide boun					
Coalescence Conclusion					

3. Assist in safeguarding the countryside from encroahment

•	5	
Strong defensible boundary		
Does the site provide acces		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

· ·	
Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

3 Monk Bridge Road (3)	LS6			
Overall Conclusion from assessment a characteristics of openness and perma	gainst all 4 purpo anence	oses of green belt a	and essential	
SHLAA conclusions				
Availability: Short (early)	Suitability:	Suitable	Achievability: Short (=<5yrs	;)
Summary of infrastructure provid	er comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5
test data				4
Access comments				
Access comments test data				
1001 4410				3
Local network comments				
test data				
				2
Mitigation measures				Total score
test data				9
Highways site support				
0 11 1 11 11				
Contingent on other sites				
Contingent on other sites				
Highways Agency				
	etwork Status			
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
LCC				
Ecology support				
g_				

3 Monk Bridge Road (3) LS6

Ecology boundary	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

Planning History	ning History Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
14/02545/EXT	Extension of time period for planning permission 11/01460/EXT for change of use involving alterations of house to 4 flats, 2 houses and erection of extension to rear to form 3 flats		100			
11/01460/EXT	Extension of time period for planning application 26/665/04/FU for change of use involving alterations of house to 4 flats, 2 houses and erection of extension to rear to form 3 flats	A	100			

Spatial relationships

UDP Designations	•
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obr besignations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
·	_	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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

Overlaps Listed Building

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

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Overlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination

3 Monk Bridge Road (3) LS6 Sch. Ancient Mon. 0.00 Other Spatial Relationship LCC ownership % 0.00 Nearest train station Burley Park Nearest train station distance (m) 1643.38 Nearest bus stop 5933 67.01 Nearest bus stop distance (m) Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area

3 Monk Bridge Road (3) LS6

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziity ouriimary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	I planning permission or existing UDP allocation. Principle of residential development accepted

6 Kirkstall Lane, Victoria Home LS6

Site Details								
Easting	427387	Northing	435754	Site area ha	0.5	SP7	Main Urban Area Infill	
HMCA	North Leeds	S			Ward	Headingley		
						ı		
Site Cha	racteristic	cs						
Site type	Brownfield							
one type	Browninoid							
On-site land uses								
Adjacent land uses - None								
Other land uses - None								

Topography	Landscape
Boundaries	Road front No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

_		
Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development pres				
Character Conclusion				

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

6	Kirkstall La	ne, Victoria Hom	e LS6					
SHLAA cond	clusions							
Availability	: Short (=<5 yrs	s) S	uitability:	Suitable	ı	Achievability:	Short (=<5yrs)	
Summary	of infrastruc	cture provider cor	nments					
Highways I	Agency							
Impact	-gy	Network	Status					
Network R	ail							
Yorkshire \	N ater							
Treatment W								
Environme	nt Agency							
Constraints								
LCC								
Ecology supp	oort							
Ecology bour	ndary							
Leology boul	iddi y							
Education co	mments							
Flood Risk								
Utilities								
Gas								
Electric								
Fire and Reso	cue							
Telecoms								
Other	200							
English Herit	aye							
Natural Engla	and							
Liigit								
Planning H	istory Applica	ations since 1/1/2009, o	covering mo	re than 50% of	the site			

Plaining History	Applications since 1/1/2009, covering more than 50 % of the site			
App Number	Proposal	Decision	% of site	
09/00134/FU	Demolition of existing care home buildings and erection of replacement part 2 part 3 storey building, comprising 14 one	W	98	
	hedroom and 34 two hedroom, flats with communal facilities			

Kirkstall Lane, Victoria Home LS6 to provide extra care facilities/complex for the elderly 12/01959/ADV Α 98 Four non illuminated signs Consent, agreement or approval required by conditions 16 12/01039/COND Α 98 and 17 of Planning Application 09/05353/FU 12/04125/FU Variation of conditions 2 and 5 of previous approval Α 98 09/05353/FU for demolition of existing care home buildings and erection of replacement part 2, part 3 and part 4 storey building, comprising 50 flats with communal facilities to provide extra care facilities/complex for the elderly relating to approved plans and hard landscaping mat 11/03904/COND Consent, agreement or approval required by conditions 5, **SPL** 98 10, 11, 13, 14, 16, 17, 20, 22 and 24 of Planning Application 09/05353/FU 11/03129/COND Consent, agreement or approval required by conditions 3, 4, Α 98 7, 12, 13, 18 and 19 of Planning Application 09/05353/FU 11/05038/COND Consent, agreement or approval required by condition 5 of Α 98 Planning Application 09/05353/FU 13/01579/COND Consent, agreement or approval required by condition 13 of Α 98 Planning Application 12/04125/FU One non illuminated sign to front wall Α 12/04696/ADV 98 Consent, agreement or approval of conditin 15 of Planning 13/01597/COND 98 Application 12/04125/FU 09/05353/FU Demolition of existing care home buildings and erection of Α 98 replacement part 2, part 3 and part 4 storey building, comprising 50 flats with communal facilities to provide extra care facilities/complex for the elderly 12/01948/COND Consent, agreement or approval required by conditions 10 Α 98 and 23 of Planning Application 09/05353/FU 11/9/00177/MOD Demolition of existing care home buildings and erection of M01 98 replacement part 2, part 3 and part 4 storey building, comprising 50 flats with communal facilities to provide extra care facilities/complex for the elderlyNON MATERIAL AMENDMENT TO 09/05353/FU: Increase in height of buildings in order to accommodate additional services required to satisfy planning condition no. 11 and relocated cycle and refuse stores.

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

|--|

100.00	% overlap
0.00	
0.00	
✓	
	0.00

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

Other Spatial Relationship

•		-
	0.1	
LCC ownership	0.00	
Nearest train station		Headingley
	(m)	588.96
Nearest train station distance (` '	
Nearest bus s		8607
Nearest bus stop distance ((m)	60.67
Agricultural classificat	ion	Urban
3		
Overlaps S	SSI	
Overlaps SI	EGI	
Overlaps L	NA	
Overlaps L	NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	lina	
Overlaps Strat. Employment but		
Overlaps Public Right of V		
Overlaps SFRA Flood Zo		
Overlaps EA Flood Zo		
· · · · · · · · · · · · · · · · · · ·		
Overlaps HSE Major Haz		
Overlaps HSE Gas Pipe		
Overlaps Pot. Contaminat	ion	✓
Overlaps Minerals Safegu	uard	ed

Overlaps Minerals Safeguarded 100m

6 Kirkstall Lane, Victoria Home LS6

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

8 Otley Road, Spenfield House LS16

Site Details							
Easting	426993	Northing	437550	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA North Leeds Ward Weetwood							

Site Characteristics

Sito typo	Prownfield
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary				
Does the site provide acces				
Does the site include local/	Does the site include local/national nature conservation areas (SSSI:			
Areas of protected/unprote				
Site includes Grade 1, Grad				
Does the site contain buildi				
Are these buildings used fo				
Encroachment Conclusion				

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

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

8 Otley Road, Spenfiel	d House LS16	
SHLAA conclusions		
Availability: Short (=<5 yrs)	Suitability: Suitable	Achievability: Short (=<5yrs)
Summary of infrastructure prov	ider comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Public Transport Core Strategy standards	met schools/health/local services but di	stant from rail service5
Access comments		
Potential difficulties due to shared access	with hotel or direct would be spacing/vi	s? 2
Local network comments		
Local congestion but only 12 units propos	ed	4
Mitigation measures		Total score
None		
		11
Highways site support		
yes		
Contingent on other sites		
no		
Contingent on other sites		
no		
Highways Agency		
Impact No material impact	Network Status No objection	
n/a		
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agency		
Constraints		
LCC		
Ecology support Supported		
Supported		
Ecology boundary		
Education comments		

8 Otley Road, Spenfield House LS16 Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	listory Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
14/01497/LI	Listed Building Application for change of use and alterations of former training centre to 6No. apartments; construction of 1No. detached dwelling and 7No. terraced houses, with associated boundary treatment, landscaping and car parking; part demolition of former creche to rear	W	94			
14/01496/FU	Change of use of former training centre to 6No. apartments; construction of 1No. detached dwelling and 7No. terraced houses, with associated boundary treatment, landscaping and car parking; part demolition of former creche to rear	w	94			

100.00 % overlap

0.00 % overlap

0.00

0.00 0.00 0.00 0.00

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Spatial relationships

UDP Designations			Core Strategy	
N32 Greenbelt	0.00	% overlap	Main Urban Area	
N34 PAS	0.00		Major Settlement	
RL1 Rural Land	0.00		Minor Settlement	
N1 Greenspace	0.00		Overlaps Urban Extension	
N1A Allotments	0.00			
N5 Open Space	0.00		Dogoporation Areas	
N6 Playing Pitch	0.00		Regeneration Areas	
N8 Urban Green Corridor	0.00		Inner South RA	
CC Shopping Quarter	0.00		LB Corridor RA	
UDP City Centre	0.00		EASEL RA	
S2S6 Town Centre	0.00		Aire Valley RA	
Proposed Local Centre	0.00		West Leeds Gateway	
Overlaps N37 SLA				
Sch. Ancient Mon.	0.00			

8 Otley Road, Spenfield House LS16

LCC ownership %	0.60
Nearest train station	Headingley
Nearest train station distance (m)	1732.49
Nearest bus stop	13846
Nearest bus stop distance (m)	81.55
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ded
Overlaps Minerals Safeguarded 10	0m

8 Otley Road, Spenfield House LS16

Conclusions
Issues and Options Summary
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
Identified housing site
DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

16 Sandhill Lane (29), Moortown LS17 6AJ

Site Details							
Easting	430953	Northing	439111	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA North Leeds			Ward	Moortown	,		
Site Characteristics							

Site type Brownfield

On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Mixed brownfield/greenfield site off Sandhill Lane, Moor Allerton. The surrounding area is residential.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	titue ribbon development?		
Would development result in an is			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

3. Assist in safeguarding the countryside from cheroaninent	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development preserve this character?				
Character Conclusion				

Overall Conclusion from assessment against all 4 purposes of green belt and essential

CITC	maracteristics of openiness and permanence						

LCC

Ecology support

Supported

Supported

Sandhill Lane (29), Moortown LS17 6AJ 16 **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility 5 Access comments Limited site frontage with San Hill Lane, should provide visibility. 5 Local network comments Spare capacity but some cumulative issues. 4 Total score Mitigation measures 14 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail Yorkshire Water** Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

North Leeds

16	Sandhill Lane (29), Moortown LS17 6AJ
Ecology bou	indary
Education c	omments
Flood Risk	
Flood Zone	1
Utilities Gas	
Cus	
Electric	
Fire and Res	scue
Telecoms	
Other	
English Heri	tage
Lingiisii i iei	tage
Natural Eng	land

Planning History	Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site				
10/00528/FU	5 bedroom detached house with attached double garage to site of existing house	Α	100				
09/03083/FU	Two storey rear extension, double garage with link extension to side and rear and 0.9m high railings over existing wall to front.	Α	100				
09/01853/FU	Two storey rear extension, double garage with link extension to side and 1.36m high railings to front	R	100				
10/03101/COND	Consent, agreement or approval required by condition 3 of Planning Application 10/00528/FU	Α	100				

S	na	tial	rel	ati	ons	hi	ns
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UDP Designations

Core Strategy

16 Sandhill Lane (29), Moortown LS17 6AJ

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
s Urban Extension	~	
_		

Regeneration Areas

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

Other Spatial Relationship

Cirior opariar residencino	
LCC ownership %	0.00
Nearest train station Bu	rley Park
Nearest train station distance (m)	4978.93
Nearest bus stop	247
Nearest bus stop distance (m)	93.36
Agricultural classification Ur	ban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

16 Sandhill Lane (29), Moortown LS17 6AJ

Conclusions

Issues and Options Summary

Mixed brownfield/greenfield site within urban area. Suitable in principle for residential development.

Site affects others?

Could have design impacts on 1032, 1274 and 2155

Sustainability summary

Minor negative - part greenfield/ brownfield. Significant positive - greenhouse emissions, transport network and accessibility. Significant positive - access to education and health facilities and greenspace and flood risk.

Summary of reps

METRO

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

217m from the core network. 5 buses an hour. Accessible for primary and secondary schools and healthcare.

Pro

Site suitable for housing - but a new private house has just been built in the centre of the plot.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Mixed brownfield/greenfield site within urban area. Suitable in principle for residential development.

34 Low Hall Road -Riverside Mill, Horsforth LS19

Site Details							
Easting	421771	Northing	437622	Site area ha	7.9	SP7	Main Urban Area Extension
HMCA Aireborough, North Leeds		Ward	Horsforth				

Site Characteristics

Sito typo	Brownfield
Site type	DIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

_	
Descri	ntion
DESCHI	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

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

34 Low Hall Road -Riverside Mill, Horsforth LS19 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/03733/FU	Variation of condition 7 of planning approval 10/04261/OT to read "No more than 50 dwellings shall be occupied on the site until all the off-site highway works listed in the planning	Α	98

34 Low Hall Road -Riverside Mill, Horsforth LS19 obligation dated 10 November 2011, as varied by a Deed of Modification dated 29 October 2013 and as further varied by a Deed of Modification dated 6 January 2014 relating to the adjoining Clariant site have been completed." 10/04261/OT R 98 Outline Application including means of access to erect residential development for up to 150 dwellings with associated public open space and off-site highway works 12/02995/COND Consent, agreement or approval required by conditions 12 SPL 98 and 15 of Planning Application 10/04261/OT

Spatial relationships

UDP Designations

N32 Greenbelt	0.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	✓	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %		0.00
Nearest train station		Horsforth
Nearest train station distance (m)		3053.59
Nearest bus stop		1144
Nearest bus stop distance (m)		819.63

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	~
Overlaps EA Flood Zone	~
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	✓
Overlaps Pot. Contamination	V
Overlaps Minerals Safeguarded]

Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	~
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed

34 Low Hall Road -Riverside Mill, Horsforth LS19

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
3 3	
Summary of reps	
Neutral	
Long term - need to see what impact	ct other development has.
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

Site Details							
Easting	425983	Northing	436734	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	North Leeds			Ward	Kirkstall		
Site Characteristics							
Site type	Brownfield						

On-site land uses
Storage

Car Parks

Office

Neighbouring land uses

Dwellings

Transport tracks and ways

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Brownfield site off Vesper Road, Kirkstall. The area is predominantly residential. The site is currently being used for storage.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boun		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

study.

37 Vesper Road (land at), Kirkstall LS5 3NU Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (later) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport Core Strategy standards met. Schools/health, some local services nearby. Poor accessibility to railway line. 5 Access comments Should be ok, bus stop on frontage to relocate? 4 Local network comments Local congestion but suitable for 15 houses. 5 **Total score** Mitigation measures None 14 Highways site support yes with mitigation (bus stop) Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** General asset protection issues Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. Site su	sceptible to surface water flooding.		
Utilities Gas			
Ods			
Electric			
Fire and Rescue			
Telecoms			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% ove
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	

CC Shopping Quarter

UDP City Centre

S2S6 Town Centre

Overlaps N37 SLA

Sch. Ancient Mon.

Proposed Local Centre

%	overlap	

0.00

0.00

0.00

0.00

0.00

Core Strategy		
Main Urban Area	100.00	
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Headingley
Nearest train station distance (m)	1221.73
Nearest bus stop	923
Nearest bus stop distance (m)	61.01
A swippylty and place if antique	I lub ou
Agricultural classification	urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	
Overlaps Minerals Safeguarded 100)m

Conclusions

Issues and Options Summary

Brownfield site within urban area, suitable for residential development in principle.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Significant positive - access to greenspace, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to education and health facilities, brownfield and local distinctiveness (unattractive BF site).

Summary of reps

METRO

'Sites which have potential to be

allocated for housing' and 'Sites which have potential but issues or not as favoured

as green sites' that fall within 400m of the current core bus network.

Site specific mitigation would be required but it is unlikely that substantial bus service

provision would be required at these sites (based on the current public transport

network)

From a public transport perspective, we would encourage the prioritisation of these

sites based on the proximity to the core public transport network and the bus service

frequency levels.) 64m to the core network. 6 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site within urban area, suitable for residential development in principle.

65 Low Lane - Woodside Mill, Horsforth

Site Deta	Site Details							
Easting	424894	Northing	438399	Site area ha	1.3	1	SP7	Main Urban Area Infill
HMCA	CA North Leeds				W	'ard	Horsforth	

Site Characteristics

Cita tuna	Brownfield	
Site type	DIOWITTEIU	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front No	

Descri	ption
2 23011	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti				
Would development result in an is				
Is the site well connected to the b				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?					
	Do features provide bound				
	Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary					
Does the site provide acces	s to the countryside				
Does the site include local/	Does the site include local/national nature conservation areas (SSSIs				
Areas of protected/unprote					
Site includes Grade 1, Grad					
Does the site contain buildings					
Are these buildings used for agricultural purposes?					
Encroachment Conclusion					

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development pres				
Character Conclusion				

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

North Leeds

65	Low Lane - Woo	dside Mill, Horsforth		
SHLAA con	clusions			
Availability	<i>y</i> : Short (=<5 yrs)	Suitability:	Suitable	Achievability: Short (=<5yrs)
Summary	of infrastructure	provider comments		
Highways Impact	Agency	Network Status		
paor		Notwork otatae		
Network R	ail			
Yorkshire				
Treatment V	Vorks			
Environme	nt Agency			
Constraints				
LCC	aart			
Ecology sup	JOI t			
Ecology bou	ndary			
200.097 200	aa. y			
Education co	omments			
Flood Risk				
Utilities				
Gas				
Electric				
Fire and Res	cue			
	1			
Telecoms				
Other English Heri	tage			
Ligisii neii	laye			
Natural Engl	and			
DI	1-1 A	' 4/4/0000	th FOO(-f th	

Plaining History	Applications since 1/1/2009, covering more than 50 % of the site					
App Number	Proposal	Decision	% of site			
11/02795/EXT	Extension of time for planning application 08/04075/OT for outline application to layout access road and erect residential development	Α	91			

Spatial relationships

UDP Designations		
N32 Greenbelt	0.10	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.10	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy

Main Urban Area	99.90	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	%	0.00
Nearest train station		Horsforth
Nearest train station distance ((m)	879.30
Nearest bus s	7889	
Nearest bus stop distance ((m)	71.64

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u> </u>
Overland Minerala Cafeguarded	
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded 100m

65 Low Lane - Woodside Mill, Horsforth

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
METRO	
No comment linked?	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

81 High Moor Court (land at rear), High Moor Avenue, Moor Allerton

Site Deta	Site Details							
Easting	431318	Northing	438958	Site area ha	0.9	SP7	Main Urban Area Infill	
HMCA	North Leeds	5			Ward	Moortown	3	
Site Cha	racteristic	·c						
Site Cha	acteristic	,3						
Site type	Greenfield							
On-site lan	d uses							
Outdoor an	nenity and op	en space						
Neighbouri	ng land uses							
Dwellings		,						
Outdoor sp	ort facility							
Other land uses - None								
Topograph	ny Flat				Landscape	Limited Tree	Cover	
Boundarie	s Existing v	vell defined			Road front	Yes		
Description								

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

Greenfield site off High Moor Avenue, Moor Allerton. The area is predominantly residential.

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	1
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Francock mount Conclusion	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

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

High Moor Court (land at rear), High Moor Avenue, Moor Allerton

SHLAA conclusions					
Availability: Unknow	vn	Suitability:	LDF to determine	Achievability: Uncertain	
Summary of infra	astructure prov	rider comments			
LCC Highways Com	ments				
Public transport access	sibility comments				Rank (1-5)
Good accessibility.					
					5
Access comments					
Access can be achieve	d onto High Moor A	Avenue			5
Local network comme	nts				
Possible cumulative in	npact.				4
Mitigation measures					Total score
					14
Highways site support					
yes					
Contingent on other si	ites				7
Contingent on other si	ites				
					_
Highways Agency			_		
Impact No material i	mpact	Network Status	No objection		
n/a					
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
co-ordinated with Yor the site. The forthcor	kshire Water's Asse ning AMP(6) will ru	et Management Plans In from April 2015 to	(AMP) to ensure the ne March 2020. Phasing is	ment that will connect to the public sewer systecessary infrastructure and capacity can be provione method used to ensure sites are brought for greater increase in population served by the w	ided to serve orward in line
				ing a site forward before YW have completed a punt would be determined by a developer funde	
Environment Agend	су				
Constraints					
FZ1 under 1 ha. See	comments in main	text of our response.			
LCC					
Ecology support	Supported				
Supported	1				

81 High Moor Court (land at rear), High Moor Avenue, Moor Allerton Ecology boundary **Education comments** Flood Risk Flood Zone 1. Site susceptible to surface water flooding. Surface water sewer and culverted watercourse cross the site. Small number of local flooding incidents adjacent to site Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Spatial relationships

App Number

UDP Designations

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	42.16	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Proposal

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Decision

% of site

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

High Moor Court (land at rear), High Moor Avenue, Moor Allerton

Nearest train station But	ley Park
Nearest train station distance (m)	5096.78
Nearest bus stop	6625
Nearest bus stop distance (m)	225.16
Agricultural classification Ur	ban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\bar{\Box}$
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

81 High Moor Court (land at rear), High Moor Avenue, Moor Allerton

Conclusions

Issues and Options Summary

Within the urban area. The eastern half of the site is designated as greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G7. Otherwise, residential use is acceptable in principle.

Site affects others?

Sustainability summary

Significant negative - greenfield. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to education and health facilities, greenspace and flood risk.

Summary of reps

METRO

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Pro - site is suitable and in a good location

Anti - not connected to built up area/greenspace/this site has pp for Morrisons

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Within the urban area. Residential use is acceptable in principle. Half the site to remain as green space.

Site Details							
Easting	430704	Northing	438701	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA North Leeds		Ward	Moortown	:			

Site Characteristics

Site type Brownfield

On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Shops

Car Parks

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

The site currently contains 8 detached dwellings. The site is bordered by housing to the south and the west and by retail to the north and the east.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

82 Moor Allerton Gardens (1,2,3,4,5,6,8), Moor Allerton Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Unknown Suitability: Suitable Achievability: Uncertain Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility 5 Access comments Access achievable from Moor Allerton Gardens 5 Local network comments Capacity issues 3 **Total score** Mitigation measures None 13 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designat	ions
--------------	------

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	V

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Burley Park
Nearest train station distance (m)	4503.14
Nearest bus stop	5296
Nearest bus stop distance (m)	75.07
Agricultural classification	Urban
1222 analysis	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	Om

Conclusions

Issues and Options Summary

Given proximity of the site to the town centre the site could be appropriate for retail and other town centre uses as well as residential. Residential use is acceptable on upper floors in principle.

Site affects others?

Sustainability summary

Significant positive - greenhouse emissions, flood risk and accessibility. Minor positive - access to education and health facilities, leisure, greenspace and transport network.

Summary of reps

METRO

'Sites which have potential to be

allocated for housing' and 'Sites which have potential but issues or not as favoured

as green sites' that fall within 400m of the current core bus network.

Site specific mitigation would be required but it is unlikely that substantial bus service

provision would be required at these sites (based on the current public transport

network)

From a public transport perspective, we would encourage the prioritisation of these

sites based on the proximity to the core public transport network and the bus service

frequency levels. 73m from the core network. 12 buses an hour. Accessible for primary and secondary schools and healthcare

Anti - This site is a private housing estate with none of the owners aware of why it would have been submitted.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site in existing residential use - fully developed

Site Details							
Easting	433820	Northing	437524	Site area ha	20.1	SP7	Main Urban Area Extension
HMCA	North Leeds		Ward	Roundhay	-		

Site Characteristics

Site type Mixed

On-site land uses

Education

Other

Outdoor amenity and open space

Outdoor sport facility

Neighbouring land uses

Outdoor amenity and open space

Agriculture

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	No

Description

Includes the site of the former Braim Wood School, a camping site and a number of buildings to the west of Elmete Lane all set in spacious grounds and washed over by the Green Belt.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No	
Do features provide bound	daries to contain the development?	Yes	
Coalescence Conclusion	No merging of settlements		

3. Assist in safeguarding the countryside from encroahment

Change of the self-the boundary between the self-the self	
Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Can development preserve this character?	Site within/adjacent to conservation area/listed building/historical features?	Yes	
	Can development preserve this character?	Yes	

Character Conclusion | Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

84	Wetherby Road - B	raim Wood School and land to the	north, Rounday	
	onclusion from assessment stics of openness and pe	nt against all 4 purposes of green belt a rmanence	and essential	
SHLAA coi	nclusions			
Availabilit	y : Short (=<5 yrs)	Suitability: Suitable	Achievability: Short (=<5yrs)
	y of infrastructure pro	ovider comments		
	vays Comments port accessibility comments			Rank (1-5)
	·	part of this site. 50% 2buses per hour, 50%	primary, 10% secondary, 80% health	
711011 00110	on to our only zoing zaint on	part of this orter core 22acce per floar, core	, primary, 1070 occordany, occio median	2
Access com	ments			
		provement will require land from developme	ent site opposite	
				3
Local netwo	ork comments			
local conge	stion issues			3
				3
Mitigation r	mageuras			Total score
		crossroads. Capacity improvements at Wether	erby Road/Oakwood Lane and Wetherby	
	rly Road signals	, , ,		8
Highways s	ite sunnort			
	V PRIMARY SCHOOL IS CUR	RENTLY BEING BUILT AT THE SITE IN CONN	IECTION WITH A RECENT PLANNING	
	on other sites		_	
no	on other sites			
Contingent	on other sites			
no				
Highways	Agency			
	o material impact	Network Status No objection		
n/a	·			
NI - 4	D - ''			
Network	Kali			
Yorkshire	Water			
Treatment '	Works			
Environm	ent Agency			
Constraints				
1.00				
LCC	nort Not curported			
Ecology sup Not suppor		S LNA covers part of this site, based on wood	dland UK BAP Priority Habitat. Open grassland	and scrub provides
		north-east of Roundhay lake. Red parts of this		and solub provides

Ecology boundary			
Supported with mitig required to ensure in	ation if Red hatched areas are excluded and boundary substantial apacts on adjacent woodland/scrub habitat are addressed. Parts o	ly amended as per of the site are poten	er drawing RM/84. Mitigation will still be ential Loca
Education comments			
Flood Risk			
Utilities	1		
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other]		
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

CD: Doorginations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	65.22	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	96.76
-----------------	-------

Nearest train station C	ross Gates
Nearest train station distance (m)	3942.75
Nearest bus stop	1653
Nearest bus stop distance (m)	385.25
Agricultural classification (Grade 3
2 1 222	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100i	m

Issues and Options Summary Green Belt site. A new school lies to the southern end of the site. The site plays an important role in providing an attractive setting to Roundhay Park. Residential development is likely to have a negative impact on the park. Site affects others? Sustainability summary Summary of reps METRO sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development. Comments on phasing DPP Allocation Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. A new school lies to the southern end of the site. The site plays an important role in providing an attractive setting to Roundhay Park. Residential development is likely to have a negative impact on the park.

94 Sandhill Lane (7-9), Moortown LS17 6AG

Site Details							
Easting	430778	Northing	439129	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA North Leeds			Ward	Moortown			

Site Characteristics

Site type Mixed

On-site land uses

Dwellings

Neighbouring land uses

Unmanaged Forest

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Brownfield site located in Moortown. Two semi's in large gardens on land between Ring Road and Scott Hall Road roundabouts. Site east of Harrogate road and north of Sand Hill Lane.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an isolated development?				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Francisco de Caraltaciano	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

94 Sandhill Lane (7-9), Moortown LS17 6AG Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable physical Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility, district centre within 800m. 5 Access comments Somewhat limited frontage, bus access achievable for small development. 4 Local network comments Existing housing and small scale - no local impact. 5 **Total score** Mitigation measures None. 14 Highways site support Yes Contingent on other sites No Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

North Leeds

94 Sandhill Lane (7-9), Moortown LS17 6AG

LCC	
Ecology support	Supported
Supported	- Строй Строи Стро
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	
1 lood zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
relectoriis	
Other	
English Heritage	
Notural England	
Natural England	

Planning History	Planning History Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site				
11/02196/OT	Outline application for 2 new houses and new access road	Α	66				
13/00415/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 10, 15, 17, 19 and 23 of Planning Application 12/03734/FU	SPL	66				
13/03336/FU	New double garage	Α	68				
09/05008/OT	Outline Application to layout access and erect 5 houses	AP	100				
12/03734/FU	Two detached houses and new access road	Α	66				

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3	vatia	1161	atio	112111	P2

UDP Designations

Core Strategy

94 Sandhill Lane (7-9), Moortown LS17 6AG

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	
·	V	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership % 0.00
Nearest train station Burley Park
rest train station distance (m) 4888.23
Nearest bus stop 9205
Nearest bus stop distance (m) 87.41
Agricultural classification Urban
Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
laps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
rlaps Minerals Safeguarded 100m

94 Sandhill Lane (7-9), Moortown LS17 6AG

Conclusions

Issues and Options Summary

Has planning permission granted 5th November 2012 for undeveloped section (two units). Work has begun on site.

Site affects others?

Sustainability summary

Minor negative - part greenfield/brownfield. Significant positive - access to greenspace, greenhouse emissions, transport network and accessibility. Minor positive - access to education and health facilities and flood risk.

Summary of reps

METRO

'Sites which have potential to be

allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service

frequency levels. 67m to the core network. 4 buses an hour. Accessible for primary and secondary schools and healthcare.

Neutral - There is an existing planning permission on the site for the construction of two dwellings.

The Council confirm that construction of the dwellings has begun

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Northern part of site has permission for 2 detached houses (12/03734/FU). The rest of the site is too small to allocate.

97 Meanwood Road Working Mens Club, Meanwood Road

ite Detai	IS						
Easting	428692	Northing	437110	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA N	North Leeds	3			Ward	Moortown	
Site Chara	acteristic	cs					
Site type E	Brownfield						
On-site land	uses						
Other							
Neighbouring	g land uses	,					
Dwellings							
Shops							
/lanufacturin	g and Who	olesale					
Other land uses							
Working Mens Club							
Topography	Sloping				Landscape	Limited Tree	Cover
Boundaries	Existing v	vell defined			Road front	Yes	
Description	to off Moor	nwood Dood	The site is	s currounded by	rotail (to the	couth and ass	st) and housing (to the north and west).

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

, , ,	
Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide bound		
Coaloscopeo Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Engraphment Canalysian	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Object to the Constitution	

Character Conclusion

97 Meanwood Road Working Mens Club, Meanwood Road Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (later) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility 5 Access comments Visibility is probably achievable within site frontage with Stonegate Road 5 Local network comments Capacity issues 3 **Total score** Mitigation measures 13 Highways site support yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

97 Meanwood Road Working Mens Club, Meanwood Road

Supported Ecology boundary Education comments Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue	LCC	
Education comments Education comments Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Other	Ecology support	Supported
Education comments Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Other	Supported	
Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Other	Ecology boundary	
Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Other		
Flood Zone 1 Utilities Gas Electric Fire and Rescue Other	Education comments	
Flood Zone 1 Utilities Gas Electric Fire and Rescue Other		
Utilities Gas Electric Fire and Rescue Telecoms	Flood Risk	
Electric Fire and Rescue Telecoms Other	Flood Zone 1	
Electric Fire and Rescue Telecoms Other	Litilities	
Electric Fire and Rescue Telecoms Other	Gas	
Fire and Rescue Telecoms Other		
Telecoms Other	Electric	
Telecoms Other		
Other	Fire and Rescue	
Other		
	Telecoms	
	Othor	
2.19.0.1.10.11.09		
Natural England	Natural England	
	. tatal al Eligiana	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/01534/FU	Use of rear car park to form hand car wash with associated office unit	R	100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

100.00	% overlap
0.00	
0.00	
✓	
	0.00

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

Other Spatial Relationship

LCC ownership	o %	0.00	
Nearest train station		Burley Park	
Nearest train station distance	(m)	2088.62	
Nearest bus s	stop	5694	
Nearest bus stop distance	(m)	74.02	
Agricultural classifica	tion	Urban	
Overlaps S	122		
Overlaps S			
Overlaps			
Overlaps			
Overlaps Conservation A			
Overlaps Listed Build	ding		
Overlaps Strat. Employment bu	ıffer		
Overlaps Public Right of V	Nay		
Overlaps SFRA Flood Z	one		
Overlaps EA Flood Z	one		
Overlaps HSE Major Haz	zard		
Overlaps HSE Gas Pipe	line		
Overlaps Pot. Contamina	tion	✓	
Overlaps Minerals Safeg	uard	ed	
Overlaps Minerals Safeguarded	1 100)m	
		_	

97 Meanwood Road Working Mens Club, Meanwood Road

Conclusions

Issues and Options Summary

Town centre location - potential for mixed use or residential on upper floors acceptable in principle.

Site affects others?

Sustainability summary

Significant positive - access to greenspace, greenhouse emissions, flood risk and accessibility. Minor positive - access to education and health and leisure facilities and transport network.

Summary of reps

METRO

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Comments on phasing

DPP Allocation

Preferred housing with mixed uses (no employment)

DPP Allocation Conclusion

A mixed use development would be appropriate given the sites town centre location. Potential for residential on upper floors.

106 Newton Green - former Civil Service Sports Association Ground

Site Deta	ails							
Easting	431062	Northing	436135	Site area ha	1.6	SP7	Main Urban Area Infill	
HMCA	North Leed	s			Ward	Chapel All	erton	
	racteristic Greenfield	cs						
	d uses - Nor	ne						

Other land uses - None

Adjacent land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description			

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

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

106 **Newton Green - former Civil Service Sports Association Ground SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/01426/EXT	Extension of time for planning application 08/04668/FU - Outline application to erect 3 storey 80 bed nursing home and 3 detached three storey assisted living blocks and car	Α	100

106 Newton Green - former Civil Service Sports Association Ground

overlap

parking "Phase 2" AND Reserved Matters relating to laying out of access and erection of 3 storey building, comprising health centre, pharmacy, with 14 flats and car parking "Phase 1".

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	%
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	99.66	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	

~

Overlaps Urban Extension

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	3247.23
Nearest bus stop	1878
Nearest bus stop distance (m)	144.42
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u>~</u>
Overlaps Minerals Safeguarde	ed

Overlaps Minerals Safeguarded 100m

106 Newton Green - former Civil Service Sports Association Ground

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential de	velopment accepted

Site Details								
Easting	429017	Northing	440576	Site area ha		0.4	SP7	Main Urban Area Infill
HMCA	North Leeds	5				Ward	Alwoodley	
Site Characteristics								
Site type	Brownfield							
On-site land	d uses							
Dwellings								

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Mixed brownfield/greenfield site off The View, Alwoodley. The site contains two properties. Site within residential area.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the built up area?		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

_		
Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

5. Assist in safeguarding the countryside from encroannent	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

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

characteristics of openiness and permanence				

Supported

118 The View (21/23) - Alwoodley LS17 7NA

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	Unsuitable	Achievability: Uncertain	
Summary of infra	structure prov	ider comments			
LCC Highways Com	ments				
Public transport access	sibility comments				Rank (1-5)
3 buses per hour. Goo	d access to primary	/ / secondary education	on and health servic	es.	3
Access comments Access achievable from	n The View				1 [
Access achievable Irol	ii iiie view.				5
Local network comme	nts				
Existing housing and s	small scale - no loca	ıl impact.			5
Mitigation measures					Total score
None.					13
Highways site support					
Yes					
Contingent on other si	tes				
No					
Contingent on other si	tes				
No					
					_
Highways Agency					
Impact No material i	mpact	Network Status	No objection		
n/a					
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
co-ordinated with Yor the site. The forthcor with YW's investment take into account avai	kshire Water's Asse ning AMP(6) will ru . It is particularly in lable sewerage and	t Management Plans n from April 2015 to nportant that sites wh WwTW capacity. If a	(AMP) to ensure the March 2020. Phasin nich represent a 109 a developer wants to	elopment that will connect to the public sewer system enecessary infrastructure and capacity can be provided in a constant of the public sewer system of the public served by the way by the form of the public served by the way by the forward before YW have completed a samount would be determined by a developer fundament.	vided to serve forward in line vorks should iny planned
Environment Agend	су				
Constraints					
FZ1 under 1 ha. See	comments in main	ext of our response.			
LCC					
Ecology support	Supported				

Ecology boundary			
Education comments			
Flood Risk Flood Zone 1. Site su	sceptible to surface water flooding.		
Utilities Gas			
Electric			
Fire and Rescue			
Telecoms			
Other English Heritage			
Natural England			
Planning History App Number	Applications since 1/1/2009, covering more than 50% of the site	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	,
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

overlap

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

Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

	Nearest train station		Horsforth
N	Nearest train station distance ((m)	4815.17
	Nearest bus s	top	11410
	Nearest bus stop distance ((m)	201.71
	Agricultural classificat	ion	Urban
	Overlaps S	SSI	
	Overlaps SI	EGI	
	Overlaps L	NA	
	Overlaps L	NR	
	Overlaps Conservation A	rea	
	Overlaps Listed Build	ling	
O,	verlaps Strat. Employment but	ffer	
	Overlaps Public Right of V	Vay	
	Overlaps SFRA Flood Zo	one	
	Overlaps EA Flood Zo	one	
	Overlaps HSE Major Haz	ard	
	Overlaps HSE Gas Pipe	ine	
	Overlaps Pot. Contaminat	ion	
	Overlaps Minerals Safegu		ed
O	Overlaps Minerals Safeguarded	100)m

Conclusions

Issues and Options Summary

Brownfield/greenfield site within the main urban area. The site has two properties on site currently. Residential use acceptable in principle.

Site affects others?

Sustainability summary

Minor negative - part greenfield/brownfield. Significant positive - access to greenspace. Minor positive - access to education and health facilities, flood risk and transport network.

Summary of reps

METRO

Green Sites outside the Core Public Transport Network

Table 1 below contains sites that are classified as 'Sites which have potential to be allocated for housing' but fall outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.

The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

Anti

The site is too small for 6 houses/topography is not suitable/garden grabbing should not be allowed/previously had pp refused.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield/greenfield site within the main urban area. The site has two properties on site currently. Residential use acceptable in principle.

120 Harrogate Road (55), Chapel Allerton LS7 3RU

Site Details							
Easting	430435	Northing	437144	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	HMCA North Leeds		Ward	Chapel Alle	rton		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant building

Vacant land

Neighbouring land uses

Dwellings

Restaurants and Cafes

Financial and professional services

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Former Yorkshire Bank site - building on Harrogate Road frontage cleared and in use as car park; Allerton House to rear is vacant. Shops and restaurants to the south and east, with private housing beyond and on the other aspects.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
	9

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

120 Harrogate Road (55), Chapel Allerton LS7 3RU Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Unavailable Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Core Strategy accessibility standards fully met. 5 Access comments Site within busy local centre. Currently served by a substandard junction that should be closed off & replaced by an up to date 4 access. Local network comments Local congestion issues. 3 **Total score** Mitigation measures Access reinstatement, bus stop relocation, alterations to on-street parking bays/carriageway markings, possible pedestrian crossing 12 on Harrogate Road. Highways site support Yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

North Leeds

120 Harrogate Road (55), Chapel Allerton LS7 3RU

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
	+

Other

English Heritage

This site adjoins the boundary of the Chapel Allerton Conservation Area in Bradford District. If allocated, development proposals would need to ensure that those elements which contribute to the character of that part of the adjacent Conservation Area are not harmed.

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/00694/FU	Demolition of existing building and erection of a foodstore (to the front of the site) with associated access, car parking, servicing and landscaping	Α	99
12/00823/CA	Conservation Area application to demolish vacant former bank premises	R	99
13/00695/CA	Conservation Area application to demolish vacant former bank premises	Α	99
14/00467/FU	Electrical sub-station to proposed foodstore	Α	99
12/05297/CA	Conservation Area application to demolish vacant former bank premises	w	99
14/00873/COND	Consent, agreement or approval required by condition 15 of Planning Application 13/00694/FU	Α	99
12/05296/FU	Demolition of existing building and erection of a foodstore (to the rear of the site) with associated access, car parking, servicing and landscaping	R	99

120 Harr	ogate Road (55), Chapel Allerton LS7 3RU			
14/9/00034/MOD	Demolition of existing building and erection of a foodstore (to the front of the site) with associated access, car parking, servicing and landscapingNON MATERIAL AMENDMENT of 13/00694/FU for Stone piers in order to enclose the structural steel columns, increase existing width of the external entrance ramp, from 2000mm to additional 500mm	M01	99	
14/00755/COND	Consent, agreement or approval required by conditions 3, 7, 8, 9, 11, 12, 22, 24 and 28 of Planning Application 13/00694/FU		99	
12/00822/FU	Demolition of existing building and erection of a foodstore with associated access, car parking, servicing and landscaping	R	99	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Burley Park
Nearest train station distance ((m)	3208.04
Nearest bus s	top	5269
Nearest bus stop distance ((m)	48.72

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓

N	l۸	rti	h	Le	60	le
13	ıv	ıu		ᆫ	CL	

120	Harrogate Road (55)	, Chapel Allerton LS7 3RU
	Overlaps Minerals Safeguarded	
Overl	aps Minerals Safeguarded 100m	

120 Harrogate Road (55), Chapel Allerton LS7 3RU

Conclusions

Issues and Options Summary

Appropriate for retail and/or offices as within Chapel Allerton town centre. Current application for Morrisons foodstore on site. Residential would be suitable on upper floors in principle but primary use should be retail.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Significant positive - access to greenspace, greenhouse emissions, flood risk and accessibility. Minor positive - access to education, health and leisure facilities and transport network.

Summary of reps

METRO

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

PRO

Site is in a good location for facilities and transport and should be used for elderly care home.

ANTI

This site has already been approved for a Morrisons supermarket.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site now bought by Morrisons. Very unlikely to come forward for housing. Retail or other town centre uses appropriate.

124 Park Avenue (1) - Beech Lodge, Roundhay

Site Details							
Easting	433181	Northing	437420	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	North Leeds	5			Ward	Roundhay	
Site Characteristics							

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DESCHI	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti			
Would development result in an is	solated development?		
Is the site well connected to the b	ouilt up area?		
Would development round off the			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide boundaries to contain the development?				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide access		
· ·	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion	L	

4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development pres		
Character Conclusion		

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

124 Park Avenue (1) - Beech Lodge, Roundhay **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
09/03252/CA	Conservation Area Application for part demolition of house	Α	100

124 Park Avenue (1) - Beech Lodge, Roundhay				
10/9/00271/MOD	Part demolition of house and addition of 3 storey extension, to form 9 flats, and new block of 4 four bedroom housesNON MATERIAL AMENDMENT: Include condition to list all approved drawings relating to the approval	M01	100	
10/01667/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5, 7, 10, 11, 13, 16, 20 and 22 of Planning Application 09/03251/FU	Α	100	
10/9/00028/MOD	Part demolition of house and addition of 3 storey extension, to form 9 flats, and new block of 4 four bedroom housesNON MATERIAL AMENDMENT: Alterations to position of windows and type of rooflights to East and North elevations, removal of chimney to west elevation to apartments. Alterations to rear West elevation on houses, replacing large ground floor opening with double doors and windows.	M01	100	
10/00208/COND	Consent, agreement or approval required by condition 18 of Planning Application 09/03251/FU	Α	100	
09/03251/FU	Part demolition of house and addition of 3 storey extension, to form 9 flats, and new block of 4 four bedroom houses	Α	100	
10/05510/FU	Variation of condition 1, Plans List of non material amendment 10/9/00271/MOD (previous approval 09/03251/FU) relating to extension to apartment 5	Α	100	
10/9/00161/MOD	Part demolition of house and addition of 3 storey extension, to form 9 flats, and new block of 4 four bedroom housesNON MATERIAL AMENDMENT: Top of lift shaft to project through infill roof, 4 no. of outer windows increased in size, chimney added on party wall between houses 1 and 2, 3 and 4.	M01	100	
10/04783/COND	Consent, agreement or approval required by condition 23 of Planning Application 09/03251/FU	Α	100	

Spatial relationships

UDP	Designations
	NIGO O I I

% overlap

ODI Designations	
N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

CO	re	31	ra	te	<u>gy</u>

Main Urban Area	100.00	% overlap
Maion Cattlana ant	0.00	
Major Settlement	0.00	
Minor Settlement	0.00	
William Cottlement	0.00	
Overlaps Urban Extension		
•	· •	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00

Nearest train station (Cross Gates
Nearest train station distance (m)		4297.66
Nearest bus stop		5420
Nearest bus stop distance (m)		273.48

124 Park Avenue (1) - Beech Lodge, Roundhay

Agricultural classification Gr	ade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarded	
Overlans Minerals Safeguarded 100m	

124 Park Avenue (1) - Beech Lodge, Roundhay

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Anti - General objection	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	planning permission or existing UDP allocation. Principle of residential development accepted

174 Moor Road (40/42) - University of Leeds, Tetley Hal

Site Deta	ils							
Easting	427857	Northing	436771	Site area ha	2.6	SP7	Main Urban Area Infill	
HMCA	North Leeds	5			Ward	Weetwood		
Cita Char					·			
Site Char	acteristic	S						
Site type	Mix 50:50							
On-site land	duses							
Residential	institution							
Outdoor am	Outdoor amenity and open space							
Neighbouring land uses								
Dwellings								
Other land uses - None								
Topograph	y Sloping				Landscape	Limited Tree	Cover	

Road front Yes

Greenbelt Assessment - Not Required

Boundaries Existing well defined

Description

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	1
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces	s to the countryside		
Does the site include local/	national nature conservation areas (SSSIs		
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildi			
Are these buildings used fo			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to		
Can development pres		
Character Conclusion		

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

Ecology support

Supported

Supported

174 Moor Road (40/42) - University of Leeds, Tetley Hal

SHLAA conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport Core Strategy standards met for schools/health/local services but not for rail service. 5 Access comments Small amount of development from Burton Crescent, mitigation required for main access off Moor Road for parking bays and Traffic 4 Regulation Orders. Local network comments Local congestion issues but brownfield site with mitigation measures available. 4 Total score Mitigation measures Alterations to Moor Road including kerb alignment for parking bays and Traffic Regulation Orders. 13 Highways site support yes with mitigation Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC

North Leeds

Moor Road (40/42) - University of Leeds, Tetley Hal
Ecology boundary
Education comments
Flood Risk
Flood Zone 1. Small area of susceptibility to surface water flooding. There is a culvert located in the SE corner of the site, which appears to be the head of the system.
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Other
English Heritage
This site lies within the Far Headingley Conservation Area. The NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, if the buildings on the site make a positive contribution to the
Conservation Area, they should be retained. If allocated, development proposals would need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.
Natural England

Planning History	Story Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
11/03370/CA	Conservation area application to demolish former student halls of residence and 11 and 13 Heathfield Terrace	Α	77		
11/03234/FU	Redevelopment of former halls of residence site comprising 4 storey residential care home, 3 blocks of 54 flats, 2 blocks of 14 townhouses, conversion of stables to detached house, with landscaping and public open space	A	77		

Spatial relationships	
UDP Designations	Core Strategy

174 Moor Road (40/42) - University of Leeds, Tetley Hal

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas	

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

Other Spatial Relationship

LCC ownership %	2.77
Nearest train station	Headingley
Nearest train station distance (m)	1414.61
Nearest bus stop	14224
Nearest bus stop distance (m)	208.23
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

174 Moor Road (40/42) - University of Leeds, Tetley Hal

Conclusions

Issues and Options Summary

The site has permission for redevelopment of the former halls of residence, granted 2nd August, 2012 for a total 114 units comprising 4 storey residential care home, 3 blocks of 54 flats, 2 blocks of 14 townhouses, conversion of stables to detached house, with landscaping and public open space.

Site affects others?

Sustainability summary

Minor negative - part greenfield/brownfield. Significant positive - access to greenspace, greenhouse emissions and accessibility. Minor positive - access to education, health and leisure facilities, flood risk and transport network.

Summary of reps

Pro

Site has current planning permission, Creating self contained communities with mixed use including residential care home

Anti

Conservation/ Heritage

Metro

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. This site is 229m to the core network and is accessible to Primary Schools, Secondary Schools and Primary Health Care with 27 buses an hour

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

177 Broomfield (54/56), Adel LS16 7AD

Site Details							
Easting	426736	Northing	439972	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	North Leeds		Ward	Adel and W	harfedale		

Site Characteristics

Site type Greenfield/Brownfield mix

On-site land uses

Dwellings

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Mixed brownfield/greenfield site off Broomfield, Adel. The site contains two houses and associated gardens. The site is surrounded by housing.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an isolated development?				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development pres				
Character Conclusion				

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

	maracteristics of openiness and permanence						
Γ		_					
l							

Supported

177 Broomfield (54/56), Adel LS16 7AD

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	Unsuitable	Achievability: Uncertain	
Summary of infra	structure prov	ider comments			
LCC Highways Com	ments				
Public transport access					Rank (1-5)
Good accessibility all r	ound.				5
Access comments Good frontage with ad	lopted highway, exi	sting houses may nee	ed demolishing to	provide 5 houses.	5
Local network commer Small development ea					5
Mitigation measures					Total score
					15
Highways site support					
yes					
Contingent on other si	tes				
no					
Contingent on other si	tes				
no					
Highways Agency					
Impact No material i	mpact	Network Status	No objection		
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
co-ordinated with York the site. The forthcom with YW's investment. take into account avai	kshire Water's Asse ning AMP(6) will ru . It is particularly in lable sewerage and	t Management Plans In from April 2015 to In Inportant that sites wh WwTW capacity. If a	(AMP) to ensure the March 2020. Phase inich represent a 1 and developer wants	evelopment that will connect to the public sewer system of the necessary infrastructure and capacity can be providing is one method used to ensure sites are brought for the conference of the c	ided to serve orward in line rorks should ny planned
Environment Agend	су				
Constraints					
FZ1 under 1 ha. See o	comments in main t	ext of our response.			
LCC					
Ecology support	Supported				

North Leeds

Natural England

Ecology boundary Education comments Education comments Flood Risk Flood Zone 1. Small area of susceptibility to surface water flooding in NW corner of site. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage

Planning History	Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site				
12/02863/FU	One detached dwelling with detached double garage	W	50				
14/9/00105/MOD	Alterations including two storey and single storey extension with Juliet balcony and new pitched roof to existing extension to rear; new pitched roof to existing flat roof extension to side; conversion of attached garage to a habitable room; extend existing driveway to front and patio area to rear NON MATERIAL AMENDMENT to 14/01286/FU: Additional window at 1st floor level; retention of some existing windows that approval was given for their removal; minor alterations to window sizes; internal alterations allowing changes to room layouts/room purposes.	M01	50				
14/01286/FU	Alterations including two storey and single storey extension with Juliet balcony and new pitched roof to existing extension to rear; new pitched roof to existing flat roof extension to side; conversion of attached garage to a habitable room; extend existing driveway to front and patio area to rear	А	50				
12/04631/FU	One detached dwelling with detached double garage	R	50				

Spatial relationships	
UDP Designations	Core Strategy

177 Broomfield (54/56), Adel LS16 7AD

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
s Urban Extension	~	
_		

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	2460.34
Nearest bus stop	6239
Nearest bus stop distance (m)	148.66
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	$\overline{\Box}$
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	$\overline{\Box}$
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	L L
Overlaps Minerals Safeguarded 100n	1

177 Broomfield (54/56), Adel LS16 7AD

Conclusions

Issues and Options Summary

Permission has been granted for demolition of number 54 Broomfield and replacement with two dwellings. Suitable in principle for residential development.

Site affects others?

Sustainability summary

Minor negative - part greenfield/brownfield. Significant positive - access to greenfield, greenhouse emissions, transport network and accessibility. Minor positive - access to education and health facilities and flood risk.

Summary of reps

Pro

Has current planning permission for the demolition of an existing dwelling and the construction of two units.

Pro

Suitable in principle for residential development

Anti

Lack of infrastructure, traffic congestion, Pressure on services, local schools full

Metro

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. This site is 127m from the core network with 6 buses an hour and accessible for Primary Schools, Secondary Schools and Healthcare

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Part of site (54 Broomfield) has permission for two dwellings. The rest of site is too small to allocate.

Site Details							
Easting	423773	Northing	437162	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	HMCA North Leeds			Ward	Horsforth		
Site Characteristics Site type Propertied							

Site type Brownfield

On-site land uses

Office

Neighbouring land uses

Dwellings

Residential institution

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Mixed brownfield/greenfield site off Clarence Road, Horsforth. The site lies within residential area.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	1
Would development result in an isolated development?	
Is the site well connected to the built up area?	1
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

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

SHLAA conclusions							
Availability: Short (e	early)	Suitability:	Suitable		Achievability:	Short (=<5yrs)	
Summary of infra	structure prov	ider comments					
LCC Highways Comi	ments						
Public transport access							Rank (1-5)
Public transport Core S	Strategy accessibilit	y standards met for s	chools/health,	/local services but no	t for rail service.		5
Access comments							
Clarence Road narrow	/heavily parked max	x 5 houses replace exi	isting?				3
Local network commer	nts						
Local congestion issue	S.						3
Mitigation measures							Total score
Unknown at this stage							11
Llighteen site support							
Highways site support Yes with mitigation							
J							
Contingent on other si	tes						
No							
Contingent on other si							
Highways Agency							
Impact No material i	mpact	Network Status	No objection				
n/a							
Network Rail							
	1						
Yorkshire Water	V.a. a.t.a.a.						
Treatment Works	Knostrop	orks which sorve the	hulk of Loods	Dovolonment that w	vill connect to the	nublic cover system	m noods to bo
Knostrop High and Lov co-ordinated with York the site. The forthcon with YW's investment. take into account avail improvements it may study.	kshire Water's Asse ning AMP(6) will ru It is particularly im lable sewerage and	t Management Plans (n from April 2015 to M nportant that sites wh WwTW capacity. If a	(AMP) to ensu March 2020. P lich represent I developer wa	re the necessary infra hasing is one method a 10% or greater inc ants to bring a site fo	astructure and ca d used to ensure s rease in population rward before YW	pacity can be providually provides are brought foon served by the wood have completed an	ded to serve rward in line orks should y planned
Environment Agend	Sy						
Constraints							
FZ1 under 1 ha. See of	comments in main t	ext of our response.					
LCC							
Ecology support	Supported						
Supported							

ology boundary
ucation comments
ood Risk
pood Zone 1
tilities IS
ectric
e and Rescue
lecoms

Other

English Heritage

This site lies within the Newlay Conservation Area.

The NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, if the buildings on the site make a positive contribution to the Conservation Area, they should be retained.

If allocated, development proposals would need to ensure that those elements which contribute to the character of this part of the Conservation Area are not harmed.

Natural England

Housing sites 4056, 4057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these allocations on the interest features of the SSSI should be examined.

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

	_
Regeneration	Δreas
Regeneration	AI Cas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	2081.08
Nearest bus stop	6173
Nearest bus stop distance (m)	203.97
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	m

Conclusions

Issues and Options Summary

Site within the urban area. Suitable in principle for residential development.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Significant positive - greenhouse emissions, flood risk and accessibility. Minor positive - access to education, health and leisure facilities and greenspace, brownfield and transport network.

Summary of reps

Pro

Most suitable for future mixed use housing including elderly housing and traveller site. Only part should be green

Anti

Conservation/ Heritage for trees, wildlife, Building. Overdevelopment, lack of infrastructure and pressure on amenities. Traffic congestion

METRO

Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. This site is 200m from the core network and has 8 buses an hour. Accessible for Primary Schools, Secondary Schools and Healthcare

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site within the urban area. Suitable in principle for residential development.

253 Cranmer Gardens - Moorhaven Residential Home LS17

Site Deta	ails						
Easting	429434	Northing	439193	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	North Leeds	5			Ward	Alwoodley	
Site Cha	racteristic	cs					
Site type	Brownfield						
On-site land	d uses - Non	ie					

Adjacent land uses - None

Other land uses - None

Boundaries Road front No	

Descri	ption	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti	itue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the b	ouilt up area?	
Would development round off the	settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres	erve this character?		
Character Conclusion			

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

253 Cranmer Gardens - Moorhaven Residential Home LS17 **SHLAA** conclusions Availability: Unknown Suitability: Suitable Achievability: Uncertain Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/03719/COND	Consent, agreement or approval required by conditions 3, 5, 6, 8 and 16 of Planning Application 12/00584/FU	Α	100

North Leeds

253 Cranmer Gardens - Moorhaven Residential Home LS17					
10/04376/LA	Outline Application to layout access and erect residential development	Α	100		
13/05409/COND	Consent, agreement or approval required by conditions 3, 5, 6, 8, 9, 10, 15 and 16 of Planning Application 13/01708/FU	A	100		
09/01520/FU	Laying out of access road and erection of 2 storey primary care medical centre building with pharmacy and part 1 and part 3 storey 45 bedroom new care home, with basement, with car parking provision.	R	99		
13/01708/FU	Amendment to previous approval 12/00584/FU for substitution of house types to plots 1 to 14 with modifications to car parking arrangements for plots 6 to 10 inclusive	A	100		
12/04117/COND	Consent, agreement or approval required by condition 10 of Planning Application 12/00584/FU	Α	100		
12/04471/COND	Consent, agreement or approval required by conditions 9 and 15 of Planning Application 12/00584/FU	Α	100		
12/00584/FU	Erection of 14 houses and access road	Α	100		

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Major Settlement 0.00 Minor Settlement 0.00 Overlage Urban Extension	Main Urban Area	100.00	% overlap
Minor Settlement 0.00	Major Settlement		
Overlaps Urban Extension	,	0.00	
	Overlaps Urban Extension		

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	100.00	
Nearest train station		Headingley
Nearest train station distance (m)	4272.13
Nearest bus st	top	14184
Nearest bus stop distance (m)	72.85

Agricultural classification Urban

253 Cranmer Gardens - Moorhaven Residential Home LS17

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
erlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarde
erlaps Minerals Safeguarded 100r

253 Cranmer Gardens - Moorhaven Residential Home LS17

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

376 Ring Road West Park, Silk Mill Way and Iveson Drive

Site Details								
Easting	425505	Northing	438306	Site area ha		24.4	SP7	Main Urban Area Infill
HMCA North Leeds			Ward	Weetwood				

Site Characteristics

Site type Brownfield

On-site land uses

Mineral works and quarries

Vacant land

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Former quarry with cleared building as access to ring road.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

_		
Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

376	Ring Road West Park, Silk Mill Way and Iveson Drive					
Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence						
SHLAA con						
Availability	: Short (early)	Suitability:	Suitable	Achievability:	Short (=<5yrs)	
Summary	of infrastructure p	rovider comments				
Highways A	Agency					
Impact		Network Status				
Network R	ail					
Yorkshire \						
Treatment W	/OFKS					
_						
Environme Constraints	nt Agency					
Constraints						
1.00						
LCC Ecology supp	port					
200.097 0447						
Ecology bour	ndary					
- 03	3					
Education co	mments					
	<u> </u>					
Flood Risk						
	'					
Utilities						
Gas						
	<u> </u>					
Electric						
Fire and Res	cue					
Telecoms						
Other						
English Herit	age					
	1					
Natural Engl	and					

376 Ring Road West Park, Silk Mill Way and Iveson Drive **App Number** Proposal Decision % of site

Spatial relationships

UDP Designations		
N32 Greenbelt	13.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	24.49	
N1A Allotments	0.00	
N5 Open Space	5.58	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	82.37	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

• • • • • • • • • • • • • • • • • • • •		
Main Urban Area	87.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	%	14.27
Nearest train station		Horsforth
Nearest train station distance	(m)	1367.31
Nearest bus s	top	13728
Nearest bus stop distance	(m)	307.67

Agricultural classification Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	✓
Overdens Minsonels Cofe worded	
Overlaps Minerals Safeguarded	L

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

376 Ring Road West Park, Silk Mill Way and Iveson Drive

Conclusions	
Issues and Options Summary	
Site has planning permission for res	idential and office development.
Site affects others?	
Sustainability summary	
Summary of reps	
Woodside quarry is allocated throug General support - more suitable tha	
Comments on phasing	
DPP Allocation	
Identified housing site with mixed u	ses
DPP Allocation Conclusion	
Suitable site for residential and emp dwellings and offices (4950sqm)	oloyment uses. Site has outline planning permission from 2010 for mixed use development with 485

626 Abbey Road - Kirkstall Forge LS5

Site Details							
Easting	424780	Northing	436673	Site area ha	17.8	SP7	Main Urban Area Infill
HMCA North Leeds, Outer West			Ward	Kirkstall	-		

Site Characteristics

Site type Brownfield

On-site land uses

Derelict

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site of former steel forge on south side of Kirkstall Road, bounded by the River Aire to the south.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const		
Would development result in an is		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

5. Assist in sareguarding the countryside from encroalment	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

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

Abbey Road - Kirkstall Forge LS5 626 **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2000, sovering more than 50% of the site

Planning History	anning History Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/02638/COND	Consent, agreement or approval required by conditions 5 and 6 of Planning Application 11/01400/EXT	SPL	99

626 Abbey Road - Kirkstall Forge LS5

11/01400/EXT

Extension of Time period permission for application 24/96/05/OT for mixed use development comprising residential, offices, leisure, hotel, retail & bar/restaurants including access, site remediation, construction of bridges and river works, car parking and landscaping

% overlap

99

Α

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	29.03	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

eas

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

Other Spatial Relationship

LCC ownership %	0.27
LCC OWNERSHID %	0.27

Nearest train station		Headingley
Nearest train station distance (m)		2191.88
Nearest bus stop		1282
Nearest bus stop distance ((m)	289.83

Agricultural classification Urban

	Overlaps SSSI	
	Overlaps SEGI	
	Overlaps LNA	
	Overlaps LNR	
	Overlaps Conservation Area	✓
	Overlaps Listed Building	✓
	Overlaps Strat. Employment buffer	✓
	Overlaps Public Right of Way	
	Overlaps SFRA Flood Zone	✓
	Overlaps EA Flood Zone	~
	Overlaps HSE Major Hazard	$\overline{\Box}$
	Overlaps HSE Gas Pipeline	$\overline{\Box}$
	Overlaps Pot. Contamination	~
_	Overlaps Minerals Safeguarded	
	Overlaps willerals safeguarded	L

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

626 Abbey Road - Kirkstall Forge LS5

Conclusions			
Issues and Options Summary			
Site has planning permission for residential development with mixed use, including offices and a small amount of retail.			
Site affects others?			
Sustainability summary			
Summary of reps			
Pro			
Support but address traffic issues.			
Should be developed with a train sta	ation		
Comments on phasing			
DPP Allocation			
Identified housing site with mixed u	ses		
DPP Allocation Conclusion			
	wad usa racidantial schoma		
Site has planning permission for mix	kea use residentiai scheme.		

685 Tile Lane - Eastmoor, Adel, LS16

Site Deta	ails						
Easting	428174	Northing	439630	Site area ha	5.6	SP7	Main Urban Area Infill
HMCA	North Leeds			Ward	Adel and Wharfedale		

Site Characteristics

Site type Brownfield

On-site land uses

Residential institution

Unmanaged Forest

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Unmanaged Forest

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to	physical connection of settlements?
Do features provide bounda	aries to contain the development?
	· · · · · · · · · · · · · · · · · · ·

Coalescence Conclusion

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

		nt against all 4 purposes	of green belt	and essential	
haracteristics of	openness and pe	rmanence			
HLAA conclusion	าร				
vailability: Shor	t (early)	Suitability: Suit	table	Achievability: Short (=<5yrs)	
ummary of in	frastructure pro	vider comments			
CC Highways Co					
	essibility comments				Rank (1
T CS Standards no	it met primary schoo	l and health ok but little else	3		1
ccess comments					
ccess from road in	to Young Offenders	site, designed for this purp	ose		
					5
ocal network comr	ments				
ocal congestion iss	sues				3
					3
litigation massures					Total sc
litigation measures	5				
					9
ighways site supp	ort				
es					
ontingent on other	sites				_
contingent on other	sites				
lighways Agenc	v				
npact No materi		Network Status No o	objection, no mit	tigation required	
letwork Rail					
orkshire Water					
reatment Works					
nvironment Age	ency				
onstraints					
74 11 0	comments in our pre	vious I&O consultation.			
Z i over ina. See o					
CC					
cc cology support	Not supported			n important mixed habitat site of woodland and sp	

685 Tile Lane - Eastmoor, Adel, LS16

neighbouring Meanwood Valley wildlife corridor. Retain all areas of woodland and ensure that they retain connected to the Meanwood Valley SEGI. Bats are highly likely within the site - undertake appropriate surveys and provide mitigation as required under any license. Protect woodland edge from increased levels of light.

5
Ecology boundary
Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/685. Mitigation will still be required to ensure impacts on adjacent woodland habitat are addressed.
Education comments
Flood Risk
Flood Zone 1
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Other
English Heritage
Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

685 Tile Lane - Eastmoor, Adel, LS16

Other Spatial Relationship

LCC ownership 9	6 29.77
Nearest train station	Horsforth
Nearest train station distance (m) 3785.13
Nearest bus sto	p 4384
Nearest bus stop distance (m	309.24
Agricultural classificatio	n Non-agricultura
Overlaps SSS	il 🗆
Overlaps SEG	
Overlaps LN	
Overlaps LN	R 🗸
Overlaps Conservation Are	R ✓ a □
Overlaps Listed Buildin	
Overlaps Strat. Employment buffe	er
Overlaps Public Right of Wa	у
Overlaps SFRA Flood Zon	e
Overlaps EA Flood Zon	e
Overlaps HSE Major Hazar	d
Overlaps HSE Gas Pipelin	e
Overlaps Pot. Contaminatio	n 🗸
Overlaps Minerals Safegua	rded

Overlaps Minerals Safeguarded 100m

685 Tile Lane - Eastmoor, Adel, LS16

Conclusions	
Issues and Options Summary	
History of residential approvals over allocation.	parts of the site. Other potential sites on opposite side of Tile Lane (2052). All of site is existing housing
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	planning permission or existing UDP allocation. Principle of residential development accepted

687 Dunstarn Lane, Adel, LS16

Site Details								
Easting	427835	Northing	438853	Site area ha	2.7		SP7	Main Urban Area Infill
HMCA North Leeds			Wa	ard	Adel and W	harfedale		

Site Characteristics

Sito typo	Brownfield
Site type	DIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DUSUIT	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area				
Does the site provide access				
Does the site include local/				
Areas of protected/unprote				
Site includes Grade 1, Grad				
Does the site contain buildi				
Are these buildings used fo				
Encroachment Conclusion	3 1 1	L		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

687	Dunstarn Lane,	Adel, LS16			
SHLAA conc	usions				
Availability:	Short (early)	Suitability:	Suitable	Achi	evability: Medium (6-10yrs)
Summary of	of infrastructure	provider comments			
Highways A	gency				
Impact		Network Status			
Network Ra	il				
Yorkshire Wo					
Environmen	t Agency				
Constraints					
LCC					
Ecology suppo	ort				
Ecology bound	dary				
Education con	nments				
Flood Risk					
Utilities					
Gas					
Electric					
Fire and Rescu	10				
riie aliu kesu	ie				
Telecoms					
Other					
English Herita	ge				
Natural Engla	nd				
Planning His	story Applications s	ince 1/1/2009, covering mor	re than 50% of the site		
App Number	Proposal			Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	· •	

% overlap

Regeneration Areas

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

Other Spatial Relationship

0.00	LCC ownership %
Headingley	Nearest train station
3196.73	Nearest train station distance (m)
5791	Nearest bus stop
191.35	Nearest bus stop distance (m)
Llubon	A suisviltural alassification
urban	Agricultural classification
	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
	Overlaps Conservation Area
1 —	0 1 11 15 11

Overlaps 3LGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	
Overlans Minerals Safeguarded	

Overlaps Minerals Safeguarded 100m

687 Dunstarn Lane, Adel, LS16

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
already horrendous at peak times v	nools and health provision stretched to capacity. The traffic currently on Adel Lane and Long Causeway is with cars flying down at 40-60mph utilising these secondary roads. Doe of housing given the national need and those of Leeds?
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

688 Silk Mill Drive LS16

Site Details								
Easting	424872	Northing	438670	Site area ha		0.4	SP7	Main Urban Area Infill
HMCA	North Leeds			Ward	Weetwood			

Site Characteristics

C!1 - 1	Greenfield	
SITE TUNE	I - reentield	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Docori	ntion
Descri	puon

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i		
Is the site well connected to the	built up area?	
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

SHLAA concl	lucione				
Availability:	Medium (6-10yrs)	Suitability:	LDF to determine	Achievability: Medium (6-10yrs)	
				· · · · · · · · · · · · · · · · · · ·	
	of infrastructure p	rovider comments			
	ys Comments ort accessibility commen	to			Donk (1 E
· ·	oility Standards	15			Rank (1-5
Weets Accesio	Jility Standards				5
Access comme	ents				
Access from S	Silk Mill Drive ok	<u>'</u>			F
					5
Local network Site too small	to be a concern				
					4
Mitigation mea	easures				Total scor
					14
Highways site	e support				
Yes					
<u> </u>					
Contingent on	n other sites				
İ					
Contingent on	n other sites				
Highways A	gency				
Impact No n	material impact	Network Status	No objection, no mitigation	on required	
Network Ra	All .				
Network Ra	all				
Network Ra	111				
Yorkshire W	V ater				
	V ater				
Yorkshire W	V ater				
Yorkshire Wo	Vater orks				
Yorkshire W	Vater orks				
Yorkshire Workshire Worksh	Vater orks	revious I&O consultation	1.		
Yorkshire Workshire Worksh	Vater prks ht Agency	revious I&O consultation	1.		
Yorkshire Workshire Worksh	vater orks nt Agency . See comments in our p	revious I&O consultation	n.		
Yorkshire Workshire Worksh	vater orks nt Agency . See comments in our p ort Not supported			I deciduous woodland which rups up the Oil Mill	Book This:
Yorkshire Workshire Worksh	Nater orks The Agency See comments in our part ort Not supported d (Red) - This whole site			I deciduous woodland which runs up the Oil Mill	Beck. This i
Yorkshire Workshire Workshire Workshire Workshire Workshire Months FZ1 over 1ha. LCC Ecology supported all UK BAP prints	Nater orks Int Agency See comments in our p ort Not supported d (Red) - This whole site iority habitat.			I deciduous woodland which runs up the Oil Mill	Beck. This i
Yorkshire Workshire Worksh	Nater orks Int Agency See comments in our p ort Not supported d (Red) - This whole site iority habitat.			I deciduous woodland which runs up the Oil Mill	Beck. This is

688 Silk	Mill Drive LS16		
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 5		
App Number	Proposal	Decision	% of site

Spatial relationships

33.70
0.00
0.00
33.70
0.00
0.00
0.00
99.66
0.00
0.00
0.00
0.00
]
0.00

Core Strategy

Main Urban Area	66.30	%
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

overlap

% overlap

Regeneration Areas

% overlap

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

Other Spatial Relationship

LCC ownership %		100.00
		6
Nearest train station		Horsforth
Nearest train station distance (m)		651.01
Nearest bus stop		7028
Nearest bus stop distance (m)		197.38

Agricultural classification Urban

688 Silk Mill Drive LS16

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\bar{\Box}$
Overlaps Pot. Contamination	
Overlaps Minerals Safequarded	
Overlaps Minerals Safeguarded 100m	
Overlaps willierais sareguarded 10011	

688 Silk Mill Drive LS16

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
comments on priasing	
DDD All II	1
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

689 Cookridge Hospital LS16

Site Details							
Easting	425408	Northing	438925	Site area ha	7.2	SP7	Main Urban Area Infill
HMCA North Leeds		Ward	Weetwood				

Site Characteristics

Site type	Brownfield
Site type	DIOWITICIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DESCHI	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	
Does the site provide acces	
Does the site include local/	
Areas of protected/unprote	
Site includes Grade 1, Grad	
Does the site contain buildi	
Are these buildings used fo	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development preserve this character?		
Character Conclusion		

689 Cookridge Hospital LS16 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2009 covering more than 50% of the site

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/03507/COND	Consent, agreement or approval required by conditions 3, 4, 6, 7, 8, 9, 15, 16, 17, 23, 25, 28, 31, 33, 39 and 40 of Planning Application 11/03324/FU		82

689	Cookridge Hospital LS16			
10/9/00083/MC	DD Laying out of access roads and erection of 129 houses and 40 flats, with car parking and landscapingNON MATERIAL AMENDMENT: Addition of condition	M04	70	
11/03324/FU	Residential development of 143 houses and 12 flats; restoration of The Lodge to form 1 house; alterations and extensions to hospital building to form residential care home comprising 20 apartments and 35 bedspaces (C2 use); alterations and extensions to former Ida Wing building to form 56 'extra care' housing units (C3 use)	A	82	
10/03460/CON	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 8, 10, 13, 15, 16, 18, 22, 27 and 28 of Planning Application 26/577/00/OT	w	78	
10/03452/CON	ND Consent, agreement or approval required by conditions 2, 4, 11 and 15 of Planning Application 07/05064/RM	w	70	
14/02904/CON	Consent, agreement or approval required by conditions 3, 6, 7, 8, 9, 16, 16, 17, 19, 23, 25, 31, 32, 33 and 41 of Planning Application 11/03324/FU		82	
10/01658/FU	Variation of condition 20 of approval 07/05064/RM (Laying out of access roads and erection of 129 houses and 40 flats, with car parking and landscaping)		70	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	12.18	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Horsforth
Nearest train station distance (m)		1009.82
Nearest bus s	top	14222
Nearest bus stop distance	(m)	167.27

Agricultural classification Grade 3

689 Cookridge Hospital LS16

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	1 _
· · · · · · · · · · · · · · · · · · ·	
Overlaps Minerals Safeguarded 100m	

689 Cookridge Hospital LS16

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, ,	
Summary of reps	,
Pro	
Support but address traffic issues on ring	g road.
Comments on phasing	
DPP Allocation	
Identified housing site	
DDD Allocation Conclusion	
DPP Allocation Conclusion	pring permission or evicting LIDD ellocation. Principle of residential development accented
Site with current or recently expired plan	nning permission or existing UDP allocation. Principle of residential development accepted

720 Westbrook Lane, Horsforth

Site Details							
Easting	423684	Northing	439178	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	North Leeds	S			Ward	Horsforth	

Site Characteristics

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const		
Would development result in an is		
Is the site well connected to the I	ouilt up area?	
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	
Does the site provide acces	
Does the site include local/	
Areas of protected/unprote	
Site includes Grade 1, Grad	
Does the site contain buildi	
Are these buildings used fo	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

720 We	stbrook Lane, Horsfor	th			
SHLAA conclusio	ons				
Availability: Sho	ort (=<5 yrs)	Suitability:	Suitable	Ach	ievability: Short (=<5yrs)
Summary of in	frastructure provider	comments			
Highways Agen	24				
Impact		ork Status			
	1				
Network Rail					
Yorkshire Water	r				
Treatment Works					
F					
Environment Ag Constraints	ency				
LCC					
Ecology support					
Ecology boundary					
Education commer	nte				
Education comme	11.3				
Flood Risk					
Utilities					
Gas					
Electric					
Fire and Rescue					
The and Nescue					
Telecoms					
Other					
English Heritage					
Natural England					
Planning History	Applications since 1/1/200	09, covering mor	re than 50% of the site		
App Number	Proposal			Decision	% of site

720 Westbrook Lane, Horsforth

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

Other Spatial Relationship

Nearost train station		I lauafautla
LCC ownership) %	4.09

Nearest train station	Horsforth
Nearest train station distance (m)	737.40
Nearest bus stop	1284
Nearest bus stop distance (m)	131.87

Agricultural classification Grade 4

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

720 Westbrook Lane, Horsforth

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

721 Westbrook Lane, Horsforth

Site Details							
Easting	423575	Northing	439218	Site area ha	2.7	SP7	Main Urban Area Infill
HMCA North Leeds			Ward	Horsforth			

Site Characteristics

Site type	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DESCHI	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti	itue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the b	ouilt up area?	
Would development round off the	settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

721 Westbrook Lane, Horsforth **SHLAA** conclusions Availability: Medium (6-10yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Poor 1 Access comments Access via Trinity Close 4 Local network comments If access can only be taken onto Westbrook Lane, this would be a concern, car parking on street, one way route. 3 Total score Mitigation measures 8 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation. LCC Supported **Ecology support** Supported Ecology boundary **Education comments**

721 Westbrook Lane, Horsforth Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** % of site **Proposal** Decision

Spatial relationships

UDP Designations		
N32 Greenbelt	0.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.16	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	99.99	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.87
Nearest train station	Horsforth
Nearest train station distance (m)	849.12
Nearest bus stop	6001
Nearest bus stop distance (m)	95.60

Agricultural classification Grade 4

721 Westbrook Lane, Horsforth

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<u> </u>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

721 Westbrook Lane, Horsforth

Conclusions
Issues and Options Summary
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
Identified housing site
DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

731 Victoria Avenue, Horsforth

Site Deta	ails						
Easting	423090	Northing	437354	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	North Leeds	3		<u> </u>	Ward	Horsforth	

Site Characteristics

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topogra	phy	Landscape	
Bounda	ies	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	
Does the site provide acces	
Does the site include local/	
Areas of protected/unprote	
Site includes Grade 1, Grad	
Does the site contain buildi	
Are these buildings used fo	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development pres	erve this character?	
Character Conclusion		

731 Victoria Avenue, Horsforth **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Accesibility Standards 5 Access comments Access from existing spur road from Victoria Mount 4 Local network comments Site too small to be a concern 4 Total score Mitigation measures 13 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints FZ1 under 1ha. See comments in our previous I&O consultation. LCC Supported **Ecology support** Supported Ecology boundary **Education comments**

731 Victoria Avenue, Horsforth

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
13/02965/OT	Outline application for residential development of 6 dwellings	Α	99		

Spatial relationships

טווו	I Jaciai	nations
ODE	Design	nations

N32 Greenbelt 0.00 % overlap N34 PAS 0.00 RL1 Rural Land 0.00 N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA Sch. Ancient Mon. 0.00

Core Strategy

Main Urban Area	99.66	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	· •	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00

Nearest train station		Horsforth
Nearest train station distance ((m)	2227.07
Nearest bus s	8147	
Nearest bus stop distance (233.03	

Agricultural classification Urban

731 Victoria Avenue, Horsforth

Overlaps SSS
Overlaps SEG
Overlaps LNA
Overlaps LNI
Overlaps Conservation Are
Overlaps Listed Building
verlaps Strat. Employment buffe
Overlaps Public Right of Wa
Overlaps SFRA Flood Zon
Overlaps EA Flood Zon
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipelin
Overlaps Pot. Contamination
Overlaps Minerals Safeguar
Overlaps Minerals Safeguarded 10

731 Victoria Avenue, Horsforth

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
	not take into account the number of cars that use the Victoria estate as a cut around to avoid queues on oria Mount and closer to the Horsforth roundabout. The junction of Calverley Lane and New Road Side is recreational space.
Read that permission has already b local residents been informed of this	een granted for 15 houses to be built on site 731. When was this permission granted? And why haven't is decision
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

762 Chandos Avenue LS8

Site Details								
Easting	431451	Northing	437738	Site area ha		1.7	SP7	Main Urban Area Infill
HMCA	North Leeds			Ward	Roundhay			

Site Characteristics

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide boundaries to contain the development?			
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?					
Can development preserve this character?					
Character Conclusion					

762	Chandos Avenue LS	8			
SHLAA cond	lusions				
Availability	Short (=<5 yrs)	Suitability:	Suitable	Achievabil	ty: Short (=<5yrs)
Summary	of infrastructure prov	vider comments			
Highways A	idency				
Impact	gener	Network Status			
Network Ra	nil				
Yorkshire V	Vator				
Treatment W					
Environmer Constraints	nt Agency				
Constraints					
LCC					
Ecology supp	ort				
Ecology boun	dary				
33	3				
Education cor	mments				
Flood Risk					
T TOOG THON					
Utilities					
Gas					
Electric					
Licotific					
Fire and Reso	ue				
- 1					
Telecoms					
Other					
English Herita	age				
N					
Natural Engla	nd				
Planning Hi		1/1/2009, covering mor	e than 50% of the site	Donisies 04 -	cito
App Numbe	r Proposal			Decision % of	site

762 Chandos Avenue LS8

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	77.70	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

\mathbf{D}_{α}	genera	tion	Aro oc
Rec	aenei a	LIOH	ALEAS

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

Other Spatial Relationship

% 0.00	LCC ownership
Dumlar Damle	Necrest train station
Burley Park	Nearest train station
n) 4377.96	Nearest train station distance (n
p 8034	Nearest bus sto
n) 211.60	Nearest bus stop distance (n
on Urban	Agricultural classification
	Quarlana CC
31	Overlaps SS
GI	Overlaps SE
IA	Overlaps LN
IR	Overlaps LN
ea 🗌	Overlaps Conservation Are
ng	Overlaps Listed Buildin
er	Overlaps Strat. Employment buff
ay	Overlaps Public Right of Wa
ne	Overlaps SFRA Flood Zor
ne 🗆	Overlaps EA Flood Zor
rd	Overlaps HSE Major Haza
ne 🔲	Overlaps HSE Gas Pipelii

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Overlaps Pot. Contamination

762 Chandos Avenue LS8

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary]
ouotamazinty ourinnary	
C]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

764 Woodlea Drive - The Mansion LS6

Site Details							
Easting	428605	Northing	438167	Site area ha	1	SP7	Main Urban Area Infill
HMCA	North Leeds	5			Ward	Moortown	-
0 0.1							

Site Characteristics

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development preserve this character?		
Character Conclusion		

764 Wood	lea Drive - The Mans	sion LS6				
SHLAA conclusions						
Availability: Short (=<5 yrs)	Suitability:	Suitable	Achie	evability:	Short (=<5yrs)
Summary of infra	astructure provider o	comments				
Highways Agency						
Impact	Netwo	ork Status				
Network Rail]					
Network Kaii						
Yorkshire Water						
Treatment Works						
Environment Agend	Cy					
Constraints						
	1					
LCC Ecology support						
	1					
Ecology boundary						
Education comments						
Flood Risk						
Utilities	1					
Gas						
Electric]					
Electric						
Fire and Rescue						
Telecoms]					
1.0000113						
Other						
English Heritage						
Natural England						
Planning History	Applications since 1/1/200	9, covering mor	re than 50% of the site			
App Number	Proposal			Decision	% of site	

764 Woodlea Drive - The Mansion LS6

% overlap

Spatial relationships

UDP Designations					
N32 Greenbelt	0.00				
N34 PAS	0.00				
RL1 Rural Land	0.00				
N1 Greenspace	0.00				
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA					
Sch. Ancient Mon.	0.00				

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.06

Nearest train station	Headingley	
Nearest train station distance ((m)	2953.35
Nearest bus s	3667	
Nearest bus stop distance ((m)	339.16

Agricultural classification Non-agricultural

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

764 Woodlea Drive - The Mansion LS6

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

845 Mansion Gate Drive - Mansion House LS7

Site Details								
Easting	431049	Northing	436678	Site area ha	0.6	SP7	Main Urban Area Infill	
HMCA North Leeds					Ward	Chapel Alle	rton	

Site Characteristics

Sito typo	Brownfield
Site type	DIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	itue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the b	ouilt up area?	
Would development round off the	e settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide access to the countryside		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development preserve this character?		
Character Conclusion		

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

845	Mansion	Gate Drive - Mansion House	.\$7	
SHLAA con	clusions			
Availability	: Short (early) Suitability:	iuitable Achievabilii	ty: Short (=<5yrs)
Summary	of infrastr	ucture provider comments		
Highways A	Agency			
Impact		Network Status		
Network R	ail			
Yorkshire \	Nater			
Treatment W				
Environme	nt Agency			
Constraints				
	'			
LCC				
Ecology supp	oort			
Ecology bour	ndary			
Education co	mments			
Flood Risk				
Utilities Gas				
Electric				
Licotiio				
Fire and Reso	2116			
THE drid Ness	cuc			
Telecoms				
Telecoms				
Other				
English Herit	age			
Natural Engla	and			
Planning H	istorv App	lications since 1/1/2009, covering mor	than 50% of the site	

Flairing History	Applications since 1/1/2009, covering more than 30/0 of the site			
App Number	Proposal	Decision	% of site	
10/02167/EXT	Extension of time for planning application 07/02970/LI for Listed building application for part demolition and extensions to offices to form 15 flats and erection of part two and part	Α	100	

North Leeds

845 Mai	nsion Gate Drive - Mansion House LS7			
	three storey block of 22 flats			
13/03145/EXT	Extension of time period for planning permission 10/02142/EXT for Change of use part demolition and extensions to offices to form 15 flats and erection of part two and part three storey block of 22 flats with car parking	Α	100	
10/02142/EXT	Extension of time for planning application 07/02971/FU for Change of use part demolition and extensions to offices to form 15 flats and erection of part two and part three storey block of 22 flats with car parking	Α	100	
13/03164/EXT	Extension of time period for listed building consent 10/02167/EXT for part demolition and extensions to offices to form 15 flats and erection of part two and part three storey block of 22 flats	Α	100	

Spatial relationships

UDP Designations	
N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	100.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

Core Strategy

% overlap

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %		0.00
Nearest train station		Burley Park
Nearest train station distance (m)	3487.65
Nearest bus st	top	7558
Nearest bus stop distance (m)	179.75

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	V

North	Leeds

845 Mansion Gat	te Drive - Mansion House LS7
Overlaps Minerals Saf Overlaps Minerals Safeguard	

845 Mansion Gate Drive - Mansion House LS7

Conclusions
Issues and Options Summary
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
Identified housing site
DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details								
Easting	423067	Northing	437737	Site area ha		1.2	SP7	Main Urban Area Infill
HMCA	HMCA North Leeds			Ward	Horsforth			

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site off Fraser Avenue, Horsforth. Open grazing land with informal recreational use.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const		
Would development result in an is		
Is the site well connected to the built up area?		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

3. Assist in safeguarding the countryside from cheroaninent	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

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

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Public transport Core Strategy standards met for schools/health/local services but not for rail service.

5

Access comments

Access very difficult to achieve would need major mitigation, highway widening to provide ghost island on A65 but 45 houses may be viable.

2

Local network comments

Unsuitable local network, mitigation not possible for only 45 houses.

1

Mitigation measures

Total score

Highways site support

Yes with significant mitigation.

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works Kno

Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support Uknkown

Unknown Impact. Historic evidence of semi-improved grasslands - needs botanical survey.

Ecology boundary
Site assessment needed. ???

Education comments

Flood Risk

Flood Zone 1. Site susceptible to surface water flooding. There is a public surface water sewer running through the site east to west and also along the eastern boundary.

UtilitiesGas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number

Proposal

Decision

% of site

% overlap

Spatial relationships

UDP Designations

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	99.99	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

100.00
0.00
0.00
~

Regeneration Areas

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

Other Spatial Relationship

LCC ownership % 0.00

	Nearest train station	Horsforth
	Nearest train station distance (m)	1949.33
	Nearest bus stop	8844
	Nearest bus stop distance (m)	70.66
	A miles alternal alegaistication (`mada 4
	Agricultural classification C	arade 4
	0.000	
	Overlaps SSSI	
	Overlaps SEGI	
	Overlaps LNA	
	Overlaps LNR	
	Overlaps Conservation Area	✓
	Overlaps Listed Building	
	Overlaps Strat. Employment buffer	
	Overlaps Public Right of Way	
	Overlaps SFRA Flood Zone	
	Overlaps EA Flood Zone	
	Overlaps HSE Major Hazard	
	Overlaps HSE Gas Pipeline	
	Overlaps Pot. Contamination	
	Overdens Münende Co.	
L	Overlaps Minerals Safeguarde	
	Overlaps Minerals Safeguarded 100r	n 🗌

Conclusions

Issues and Options Summary

The site is designated as proposed greenspace (N5) on the existing UDP. See also greenspace section, page 30, question G9. Highway concerns re achieving a suitable access.

Site affects others?

Sustainability summary

Significant negative - access to greenspace, greenfield and pollution. Minor negative - natural resources (agricultural land). Significant positive - greenhouse emissions and accessibility. Minor positive - access to education, health and leisure facilities and flood risk. Query ecology (site visit)

Summary of reps

Anti

There is a public right of way at one side.

Am I wrong to suggest that the council expect more complaints from Fraser Avenue than site 1016 Calverley Lane and thats why the difference. Nobody wants new housing of course but Fraser Avenue is clearley the best location.

Traffic congestion at main road site horsforth roundabout and dangerous local traffic around the Hall Park Side roads.

Should remain as designated as proposed green space (N5) on the UDP I do not see how safe access could be provided to this site from a highway.

Pro

Fraser Avenue was not identified as being in green space use in the Open Space Audit and has clearly not been delivered through Policy N5. The Council should therefore delete the green space allocation and, given the site's sustainable location, release the land for housing development.

Metro

From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

93 6 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is designated as proposed greenspace (N5). Highway concerns in regard to achieving a suitable access.

Site Details								
Easting	423252	Northing	438723	Site area ha	29.7	7	SP7	Main Urban Area Extension
HMCA	MCA North Leeds		W	ard	Horsforth			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Unmanaged Forest

Dwellings

Other land uses

Education

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Green Belt site off West End Lane, Horsforth. Housing to the north and south and fields to the east and west.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	No	
Is the site well connected to the I	Yes	
Would development round off the settlement?		No
Is there a good existing barrier be and the undeveloped land?	No	
Unrestricted Sprawl Conclusion	ted sprawl	

2. Prevent neighbouring towns from merging

Would development lead	Yes	
Do features provide bound	daries to contain the development?	No
Coalescence Conclusion	No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

Does the site provide access to the countryside Pes Does the site include local/national nature conservation areas (SSSIs No Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Pes Does the site contain buildings Are these buildings used for agricultural purposes? No	Strong defensible boundary between site and urban area	No
Areas of protected/unprotected woodland/trees/hedgerows? No Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Yes Does the site contain buildings Yes	Does the site provide access to the countryside	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land? Pes Does the site contain buildings Yes	Does the site include local/national nature conservation areas (SSSIs	No
Does the site contain buildings Yes	Areas of protected/unprotected woodland/trees/hedgerows?	No
And the sea by the sea of the sea	Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Are these buildings used for agricultural purposes?	Does the site contain buildings	Yes
	Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes				
Can development preserve this character?	Possibly				
Character Conclusion Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design					

FZ1 over 1 ha. See comments in main text of our response.

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

Well connected to urban area and contained by existing defined boundaries. The site has an important function in providing access to the countryside and views across the site to open countryside beyond. Designated Local Nature Area within the site.

SHLAA conclusions						
Availability: Short (=	<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infra	structure provi	der comments				
LCC Highways Comr	ments					
Public transport access	ibility comments				Rar	nk (1-5)
Poor access to public to	ransport and health	. Access to education	n is suitable			2
Access comments						
Frontage available for :	suitable access but	highway needs wide	ning.			
						1
Local network commer	nts					
Local network unsuitab	le for additional dev	velopment, needs im	provement beyond cont	rol of site.		1
						I
Mitigation measures					Tota	al score
Nothing deliverable						4
Highways site support						
No						
Contingent on other sit	200					
Contingent on other sit	.03					
Contingent on other sit	es					
Highways Agency						
Impact No material in	mpact	Network Status	No objection			
n/a						
Network Rail						
Vorkobina Watan						
Yorkshire Water Treatment Works	Knostrop					
co-ordinated with York the site. The forthcom with YW's investment. take into account avail	shire Water's Asset ning AMP(6) will run It is particularly im able sewerage and	Management Plans from April 2015 to portant that sites wh WwTW capacity. If a	(AMP) to ensure the neon March 2020. Phasing is nich represent a 10% or a developer wants to bri	nent that will connect to the dessary infrastructure and cal- one method used to ensure s greater increase in population as a site forward before YW ount would be determined by	pacity can be provided to sites are brought forward in served by the works should have completed any plann	serve in line ould ned
Environment Agenc	y					
Constraints	-					

LCC

Ecology support Supported with mitigation

Supported with mitigation if wooded areas (which includes parts of Hunger Hills LNA) are retained and wide buffers alongside the wooded areas are provided i.e. along all boundaries of the Hunger Hills LNA 20 metre linear strips left undeveloped and planted with meadow, shrubs and small trees to add to the woodland edge habitat and control access into the woodland.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

A high pressure pipeline crosses the site at the north end. This is the East Bierley to Pannal pipeline. The pipeline will be protected with an easement which restricts the work which may be undertaken adjacent to the pipeline. No properties may be constructed within the easement.

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

our besignations		
N32 Greenbelt	99.60	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	✓	

Core Strategy

Main Urban Area	0.40
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	V

Regeneration Areas

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

% overlap

Sch. Ancient Mon.	0.00

Other Spatial Relationship

Other Spatial Relationship	
LCC ownership %	0.14
Nearest train station	Horsforth
Nearest train station distance (m)	1240.28
Nearest bus stop	384
Nearest bus stop distance (m)	604.50
Agricultural classification Gr	ade 4
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	✓
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Conclusions

Issues and Options Summary

Green Belt site. The site has an important function in providing access to the countryside and views across the site to open countryside beyond. It is highly visible, with landscape value and a designated Local Nature Area within the site. The site performs poorly in highways and accessibility terms.

Site affects others?

Sustainability summary

Significant negative - greenfield. Minor negative - access to leisure, community cohesion and local distinctiveness (site out of scale with settlement), ecology (mitigation), greenhouse emissions, transport network, accessibility and natural resources (agricultural land). Minor positive - access to education facilities and greenspace.

Summary of reps

Anti

The closure of Rodley Primary School will add pressure for school places.

There is an increase in traffic, including heavy goods vehicles, becoming a rat run from Bayton Lane and Rawdon due to traffic trying to avoid the A65. Numerous serious accidents take place at the junction of Bayton Lane, West End Lane, Layton Road and Brownberrie Lane.

There is no horsforth circular bus service, so to actually get around within the town is not possible by public transport.

There is a large gas main running through these fields.

This part of Horsforth is situated on shale and clay there are also sandy pockets and it is on the edge of a coalfield, the coal was mined in this area using bell pits, the location of these pits is no known as there were so many. This could be a hazard to builders and residents one such pit had to be filled in off West End Lane.

Believe that Hunger Hills is common land. There is public access to it. The woods surrounding the land are common land and this land belongs to the people of Horsforth, not the council.

Land serves community, walkers, schools, people exercising etc. Lots of flora / fauna and wildlife.

Rather than developing smaller pockets of land which would make the roads a complete nightmare, would suggest using land which is currently underdeveloped, involving one very large housing development.

Pro

If necessary the land could be considered as three separate parcels. Parcel 1, to the west of the site, is circa 17.0 hectares, parcel 2 to the north of the entire site, is circa 8.5 hectares and, parcel 3, south east of parcel 1, is circa 3.7 hectares.

It is considered that this site does not add to the Green Belt or comply with the 5 purposes identified in the NPPF for identifying land to be designated as Green Belt. Development of the site would make Horsforth a more accessible settlement in Leeds, linking Leeds Trinity University and other local services and facilities with existing residents in a more suitable manner. The site is not valuable countryside and the majority of the land is only Grade 4 agricultural land.

There is also the need to safeguard land for future development. It is vital that the council provides sufficient land for long term development to ensure long term endurance of the Green Belt boundaries and provide a reserve of potential sites for longer term development needs beyond the plan period. This is in line with Policy SP10 of the Core Strategy. If the Council can not support the future development of all our clients land for development during this plan period, we would urge that all of the relevant sites above be removed from the Green Belt for short – medium term development or, safeguarded for future development post plan period.

Metro

Table 3 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

711 7 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site has an important function in providing access to the countryside and views across the site to open countryside beyond. It is highly visible, with landscape value and a designated Local Nature Area within the site. The site performs poorly in highways and accessibility terms.

1016 Broadway and Calverley Lane, Horsforth

	Site Details							
	Easting	423001	Northing	437583	Site area ha	0.6	SP7	Main Urban Area Extension
HMCA North Leeds		Ward	Horsforth					

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Transport tracks and ways

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site off Broadway and Calverley Lane, Horsforth. The surrounding area is predominantly residential.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would o	development lead to/cons	titue ribbon development?	No	
Would development result in an isolated development?			No	
Is the s	site well connected to the	built up area?	Yes	
Would	development round off the	e settlement?	Partial	
	Is there a good existing barrier between the existing urban area and the undeveloped land?		No	
Unrestr	ricted Sprawl Conclusion	Low potential to lead to unrestric		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		Yes	
Do features provide boundaries to contain the development?		No	
Coalescence Conclusion	No merging of settlements		

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

	• .	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

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

In green belt but has strong links to urban area. Well contained site eliminating potential for further sprawl.

Supported

1016 Broadway and Calverley Lane, Horsforth

SHLAA conclusions	
Availability: Short (=<5 yrs) Suitability: LDF to determine Achieva	bility: Longterm (11+yrs)
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Public transport Core Strategy standards met for schools/health/local services but not for rail service.	5
Access comments	
Access from Calverley Lane only.	5
Local network comments Local congestion issues but not for 13 houses.	4
Mitigation measures	Total score
Unknown at this stage.	14
Highways site support	
Yes	
Contingent on other sites	
No .	
Contingent on other sites	
No	
Highways Agency	
Impact No material impact Network Status No objection	
n/a	
Network Rail	
Yorkshire Water	
Treatment Works Knostrop	
Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to e with YW's investment. It is particularly important that sites which represent a 10% or greater increase in potake into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before improvements it may be possible for the developer to provide contributions. The amount would be determined to the standard provide in the service of the developer to provide contributions.	and capacity can be provided to serve nsure sites are brought forward in line pulation served by the works should are YW have completed any planned
Environment Agency	
Constraints	
FZ1 under1 ha. See comments in main text of our response.	
LCC	
Ecology support Supported	

North Leeds

1016 Broadway and Calverley Lane, Horsforth Ecology boundary Education comments Flood Risk Flood Zone 1. Parts of site highly susceptible to surface water flooding Utilities Gas Electric Fire and Rescue Other English Heritage Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations		
N32 Greenbelt	99.71	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	83.83	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy	

Major Settlement 0.00 Minor Settlement 0.00 Overlaps Urban Extension	Main Urban Area	0.29	% overlap
Overlans Urban Extension —	Major Settlement	0.00	
Overlaps Urban Extension	Minor Settlement	0.00	
	Overlaps Urban Extension		

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	19.07
-----------------	-------

1016 Broadway and Calverley Lane, Horsforth

Nearest train station		Horsforth
Nearest train station distance	(m)	2106.79
Nearest bus	stop	3819
Nearest bus stop distance	(m)	31.71
Agricultural classifica	ation	Urban
Overlaps	SSSI	
Overlaps :	SEGI	
Overlaps	LNA	
Overlaps	LNR	
Overlaps Conservation	Area	
Overlaps Listed Buil	lding	
Overlaps Strat. Employment b	uffer	
Overlaps Public Right of	Way	
Overlaps SFRA Flood 2	Zone	
Overlaps EA Flood 2	Zone	
Overlaps HSE Major Ha	zard	
Overlaps HSE Gas Pip	eline	
Overlaps Pot. Contamina	ation	
Overlaps Minerals Safe	guard	ed
Overlaps Minerals Safeguarde	d 100)m

1016 Broadway and Calverley Lane, Horsforth

Conclusions

Issues and Options Summary

Green Belt site, adjoining the main urban area with strong links to Horsforth. A main road borders the site to the west, residential development to the east and the education site to the south, so the site is well contained and development would not set a precedent for

Site affects others?

Sustainability summary

Significant negative - greenfield. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to education and health facilities and greenspace and flood risk.

Summary of reps

Anti

Horsforth Roundabout is already congested at rush hour times and can take 10-15 minutes to get across - part of the site may be needed for improvements to the A65 junction with Broadway (Ring Road).

Calverley lane from Victoria Mount congested.

Parking on the road is an issue currently as the road has resident parking bays for the residents on Calverley lane but as most residents have 2 or + cars now, they tend to park at the end of the street in front of the grave yard.

The land proposed for development (site 1016) is a natural habitat for GreCrested Newts / Frogs / Bats.

Underground springs run through the site.

The development plan identifies a lack of allotments in the Horsforth area, and it would be in greater keeping with the needs of the Development Plan, local area and its community to assign this land as green space for recreation and allotments, instead of additional housing.

Based on the size of the site and on an average density of 30 dwellings per hectare, our client would not be looking to bring the site forward for more that 13 dwellings

The site is flat in topography and is considered wholly developable.

The site boundary is well defined and is surrounded by predominantly established residential development.

The site is within a Conservation Area and this would be taken into consideration with regard to any future development

It is considered that this site does not add to the Green Belt or comply with the 5 purposes identified in the NPPF for identifying land to be designated as Green Belt.

Site is available for short to medium term development.

If the Council can not support the land for development during this plan period, would urge that all of the relevant sites above be removed from the Green Belt for short - medium term development or, safeguarded for future development post plan period.

Metro

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Distance to Core Network (Centre of site) Primary Health

Buses Per Hour 6

65

Yes

Yes

Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site, adjoining the main urban area with strong links to Horsforth. A main road borders the site to the west, residential development to the east and the education site to the south, so the site is well contained and development would not set a precedent for further sprawl.

Site Details							
Easting	431129	Northing	437304	Site area ha	2	SP7	Main Urban Area Infill
HMCA	HMCA North Leeds			Ward	Chapel Allei	rton	

Site Characteristics

Site type Greenfield

On-site land uses

Allotment and city farm

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Unmanaged Forest

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

Greenfield site to the west of Gledhow Valley Road. Residential to the south and west, allotments to the north, and woods to the east. Contains a number of mature trees.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

1019 Gledhow Valley Road (land off), Chapel Allerton, LS7 4ND Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence SHLAA conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Poor access to public transport. Good access to health services and primary / secondary education. 2 Access comments Visibility should be achievable within site frontage of Gledhow Lane. 5 Local network comments Spare capacity 5 **Total score** Mitigation measures 12 Highways site support yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported with mitigation
Supported with mitigate alongside Gledhow Va	ation to protect and enhance the wooded wildlife corridor of Gledhow Valley Wood LNA i.e. retain the scrub and trees alley Road within this site.
Ecology boundary	
Education comments	
Flood Risk	
	If site highly susceptible to surface water flooding. A number of combined public sewers within the site.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site
-	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	24.99	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	26.22	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

% overlap

Regeneration Areas

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

V

Other Spatial Relationship LCC ownership % 2.82 Nearest train station Burley Park 3866.08 Nearest train station distance (m) Nearest bus stop 2289 Nearest bus stop distance (m) 227.81 Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area **~** Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way

Overlaps Minerals Safegua	arded
Overlaps Minerals Safeguarded 1	100m

Overlaps SFRA Flood Zone

Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination

Conclusions

Issues and Options Summary

Part of site is unused allotments and designated as allotments (N1A) on the existing UDP. See also greenspace section, page 35, question G9. Significant tree cover on a large part of the site as part of wider Gledhow Valley Woods.

Site affects others?

Sustainability summary

Significant negative - greenspace (loss of allotments), greenfield and flood risk. Minor negative - ecology (mitigation), greenhouse emissions, accessibility, landscape and historic environment. Minor positive - access to education, health and leisure facilities.

Summary of reps

Pro: Great accessibility to City Centre. The submitters have consistently advised LCC that the existing UDPR designation was erroneous and has never been used as allotments. This is assumed to be a drafting error in the UDP to be properly corrected as part of the preparation of the Site Allocations Plan. Agree with the proposal to amend the boundary of the greenspace allocation to exclude the site.

Statutory consultee:

Metro - Sites not considered suitable for allocation for housing and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

525m to core network, 4 buses per hour, yes has access to primary schools, secondary schools, primary health

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Part of wider Gledhow Valley Woods. Significant tree cover.

Site Deta	ails						
Easting	427481	Northing	434404	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	North Leeds	S			Ward	Kirkstall	
Site Cha	racteristic	cs					
Site type	Brownfield						
On-site lan	d usos						
Indoor spor							
Other							
	ng land uses	i					
Storage							
Refuse disp	posal						
Other							
Other land	11505						
Night club							
g 2.3.2 /							
Topograph	ny Flat				Landscape	No Tree Cov	er
Boundarie	s Existing v	well defined			Road front	Yes	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

Various commercial premises fronting Evanston Avenue which is part of the Cardigan Fields Complex.

2. Prevent neighbouring towns from merging

_		
Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

1026 Kirkstall Road, Cardigan Fields LS4 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (early) Suitability: Unsuitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport Core Strategy standards met for schools/health/local services and rail. 5 Access comments Adequate frontage. 5 Local network comments Local congestion issues. 3 **Total score** Mitigation measures Unknown at this stage. 13 Highways site support yes Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

FZ2 & FZ 3 - to south east of site, Note that Kirkstall Rd in FZ 3a (ii). See comments in main text of our response.

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 3A. Surfa	ce water sewer crosses middle of site.		
Utilities Gas			
Electric			
Fire and Rescue			
Telecoms			
Other English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

Spatial relationships

UDP D)esiç	gna	tions
-------	-------	-----	-------

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	V

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Burley Park
Nearest train station distance (m)	879.83
Nearest bus stop	9463
Nearest bus stop distance (m)	167.37
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	V
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	Om 🗸

Conclusions

Issues and Options Summary

Half of the site is covered by a recent planning approval for an Aldi supermarket. Adjacent to waste transfer station.

Site affects others?

Sustainability summary

Significant negative - pollution. Minor negative - employment and economic growth, flood risk and waste (within 100m of waste site). Significant positive - access to greenspace, greenhouse emissions and accessibility. Minor positive - access to health and leisure facilities, brownfield, transport network.

Summary of reps

Under construction for Aldi for retail.

Metro

From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

157 8 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

A nightclub and an ALDI occupy the site. The site is not available.

1033 Otley Road, Government Buildings LS16 5PU

Site Details							
Easting	427086	Northing	439042	Site area ha	4.7	SP7	Main Urban Area Infill
HMCA North Leeds			Ward	Adel and W	harfedale		

Site Characteristics

Site type Brownfield

On-site land uses

General

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Flat site currently occupired by a number of buildings housing DEFRA. There is limited tree coverage, and existing access is from Adel Lane.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

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

1033 Otley Road, Government Buildings LS16 5PU

SHLAA conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport Core Strategy standards met for schools/health/local services but not for rail service. 5 Access comments Mitigation works would be required including traffic calming on Adel Lane and possible pedestrian crossings on Otley Road. 4 Local network comments Local congestion issues. 3 Total score Mitigation measures Unknown at this stage 12 Highways site support Yes with mitigation Contingent on other sites No Contingent on other sites No **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC **Ecology support** Supported Supported

North Leeds

1033	Otley Road, Government Buildings LS16 5PU
Ecology box	ındary
Education of	omments
Flood Risk	
	Some areas within site are susceptible to surface water flooding. Some public sewers within the site.
Utilities	
Gas	
Electric	
Fire and Re	scue
Telecoms	
Other	
English Her	tage
Natural Eng	land

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/04944/COND	Consent, agreement or approval required by conditions 12 and 13 of Planning Application 13/04008/OT	SPL	99
13/04008/OT	Outline planning application for demolition of existing buildings and erect residential development including means of access	Α	99
14/03605/COND	Consent, agreement or approval required by conditions 5, 18, 19, 21 and 27 of Planning Application 13/04008/OT	SPL	99
14/04948/COND	Outline planning application for demolition of existing buildings and erect residential development including means of access.Consent, agreement or approval required by conditions 12 and 13 of planning application 13/04008/OT.		99

Spatial relationships	
UDP Designations	Core Strategy

1033 Otley Road, Government Buildings LS16 5PU

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	2666.67
Nearest bus stop	5222
Nearest bus stop distance (m)	205.27
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	$\overline{\Box}$
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	$\overline{\Box}$
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	ī
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100n	1

1033 Otley Road, Government Buildings LS16 5PU

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Issues and Options Summary

The site is in an established residential area. Residential development acceptable in principle. The southern boundary is treed offering a substantial buffer to the open amenity space to the south.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Significant positive - greenhouse emissions, flood risk and accessibility. Minor positive - access to education, health and leisure facilities and greenspace, brownfield and transport network.

Summary of reps

Pro-development

A number of respondents support developing the government buildings because;

- it is a brownfield site
- it can provide much needed housing for Adel's elderly population who are looking to downsize but want to stay in the area.

A lot of people will only support development if;

- access should be from Otley Road so as to prevent traffic pressure on Adel Lane and Long Causeway
- encourage use of Otley Road bus services
- only residences are built on this site (ie no hotel or car showroom etc)

Metro

The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

179 6 Yes Yes Yes

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

one betails								
Easting	424432	Northing	436969	Site area ha	3.1	SP7	Main Urban Area Extension	
HMCA	North Leeds	S			Ward	Horsforth		

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Unmanaged Forest

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site off New Road Side, Horsforth. The surrounding area is predominantly residential.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	No	
Is the site well connected to the I	Yes	
Would development round off the	No	
Is there a good existing barrier be and the undeveloped land?	No	
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	ted sprawl

2. Prevent neighbouring towns from merging

Would development lead	Yes	
Do features provide boundaries to contain the development?		No
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

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

Relates well to urban area. Contained site reducing potential for further sprawl.

valuable wildlife corridor function.

1062 Horsforth (former waste water treatment work)

SHLAA conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport Core Strategy standards met schools/health but not for from rail service, just outside 800m mark for Horsforth New 4 Road Side. Access comments Stone walls and trees across frontage will need to be removed for visibility, only one location possible for access and difficult to 2 achieve. Local network comments Local congestion issues. 3 Total score Mitigation measures Unknown at this stage 9 Highways site support yes with mitigation Contingent on other sites maybe Contingent on other sites maybe **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints Part FZ2 and 3. Main River (River Aire) runs through site. See comments in main text of our response LCC **Ecology support** Not supported

Not supported (RED). No site-specific designations but a range of valuable habitats including scrub and young woodland that connect Hawksworth Wood LNA to the River Aire. The location immediately adjacent to the River Aire and Cow Beck and Outwood LNA woodland area provides a

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary substantially amended as per drawing RM/1062. Mitigation will still be required to ensure impacts on wildlife corridor function are addressed i.e. minimum 10 metres buffer along south and south-east boundary planted with native shrubs and small trees. Otters and bats to consider

Education comments

Flood Risk

Lower parts of site in Flood Zones 2 and 3. Kirkstall Forge Goit running west to east across bottom of site. There are a number of combined public sewers located in the upper part of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

This site lies within the Newlay Conservation Area. When originally designated, it is presumed that this open area was considered to make an important contribution to the character or appearance of the Conservation Area. Therefore, one might assume that its loss and subsequent development would result in harm to that part of the designated area. In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas, there will need to be some assessment of what contribution this plot of land makes to the character of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable.

Natural England

Housing sites 4056, 4057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these allocations on the interest features of the SSSI should be examined.

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

ODI Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	•
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

Core Strategy

Main Urban Area	0.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Sch. Ancient Mon.	0.00
JULI. ALICIELL MOLL	0.00

Other Spetial Deletionship

Other Spatial Relationsh	ip
LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	2170.84
Nearest bus stop	12448
Nearest bus stop distance (m)	118.91
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed

Overlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

Green Belt site. The site is contained by a main road to the north, the river to the south, residential to the west and the Kirkstall Forge site to the east, so relates well to the urban area and development would be well contained and not set a precedent for further Green Belt sprawl. The site is being considered as a possible future school site. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.

Site affects others?

Sustainability summary

Significant negative - greenfield and ecology objection. Minor negative - flood risk and pollution. Minor positive - access to education, health and leisure facilities and greenspace, greenhouse emissions and accessibility.

Summary of reps

Anti

NCS is particularly concerned over one site located in the Newlay Conservation Area, and referred to in the 2008 Newlay Conservation Area Appraisal and Management

Plan. For site 1062 Delap former water works, NCS is unable to accept this as an amber (or green site), and would see the site coded red, in line with the sense of protection offered by the 2008 inclusion in the NCA Appraisal and Management plan.

Suppoprt for housing development:

Brownfield Site

English Heritage

Needs to be some assessment of what contribution this plot of land makes to the character of the Conservation Area.

Motro

The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

123 8 Yes Yes Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. The site is contained by a main road to the north, the river to the south, residential to the west and the Kirkstall Forge site to the east, so relates well to the urban area and development would be well contained and not set a precedent for further Green Belt sprawl.

Site Details		

Site Deta	Site Details							
Easting	427687	Northing	439958	Site area ha	3.3	SP7	Main Urban Area Extension	
HMCA	North Leeds		Ward	Adel and W	harfedale			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor sport facility

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site fronting onto Long Causeway, with tree coverage along parts of this frontage. There is an area of more substantial tree coverage along the field boundary. Site is generally flat with a slight slope to the north. Northern boundary is made up of agricultural land, with recreational uses to the west and the south.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		No
Do features provide boundaries to contain the development? Coalescence Conclusion No merging of settlements		No

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

	Site within/adjacent to	conservation area/listed building/historical features?	Yes	
Can development preserve this character?		Yes		
Character Conclusion Marginal effect on the setting & special character, coul		d be mitigated agains	t through appropriate detailed design	

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

Well contained site limiting potential for sprawl. Links well to settlement. Overlaps conservation area.

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability	: LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure pro	ovider comments			
LCC Highways Comments Public transport accessibility comments				Rank (1-5)
Public transport Core Strategy Standard	ds not met, apart from	access to schools.		1
Access comments				
Access only possible off Long Causeway Causeway to provide footway and visib			nd East Causeway, will require widening of Long e. wall and trees over full site frontage.	3
Local network comments				
Local congestion issues.				3
Mitigation measures				Total score
Unknown at this stage	,			7
Highways site support yes with mitigation				
Contingent on other sites				
no				
Contingent on other sites				
no				
Highways Agency				
Impact No material impact	Network Status	No objection		
n/a				
Network Rail				

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported with mitigation
Supported with mitig importance. Bats to d	ation to protect and enhance wildlife corridor function across the site - open-grown trees and hedgerows of particular consider.
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	
Utilities Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

0 ,	•		
App Number	Proposal	Decision	% of site
14/03713/TR	Trees to be removed: Taken from Arboricultural Safety Report - T5, T11, T16, T21, T24, T39, T44, T66, T71, T73, T76, T102, T104 - all to be replaced with same type of tree; taken from Sonic Decay Detection Test - T77, T80, T81, T82, T91, T92 - all trees to be replaced with same type of tree. The following trees are to be pruned as detailed in appendix 1 of Arboricultural Report - T1, T4, T13, T15, T18, T19, T20, T25, T26, T27, T30, T43, T53, T72, T74, T79, T80, T83, T105.	SPL	100
14/01495/TR	Various pruning work and removal of several Trees.	SPL	87

Spatial relationships	
UDP Designations	Core Strategy

N32 Greenbelt	99.94	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.94	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.06	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	
	-	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	3367.04
Nearest bus stop	4384
Nearest bus stop distance (m)	281.97
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	1

Conclusions

Issues and Options Summary

Green Belt site. In conjunction with sites 1243 and 1246 development could be seen to effectively 'round off' the settlement form. Highway concerns regarding accessibility and access.

Site affects others?

Will provide access for 1246, but being brought forward as a combined site with 1246, 1243 would benefit design and deliverability

Sustainability summary

Significant negative - greenfield, greenhouse emissions and accessibility. Minor negative - ecology (mitigation) and transport network. Minor positive - access to health and leisure facilities and greenspace and flood risk.

Summary of reps

Generally against development due to site being Greenbelt land, in conservation area and has bad access.

HIGHWAYS

Access to the Otley Road/Ring Road is already caotic at peak periods, and is about to get worse with the Centurian Field development.

Access road (Long Causeway) is very narrow.

The roads are not adequate for the additional volume of traffic

The road on Tile Lane too narrow to accommodate the volume of traffic.

Access would not be allowed from the houses Middle Causeway House, Far Causeway House, The Cottage or The Stables, this is a private drive which is very narrow and surrounded by very large old trees all of which have Tree Preservation Orders on them.

The local public transport system is poor particulalry the No 28 bus service.

The site's only access is across the ancient causeway on Long Causeway or through 1243. The access through 1243 would be onto a dangerous corner and would overlook the nationally aclaimed garden at York Gate.

. From a public transport perspective, these sites (in principle) would be acceptable for housing development.

ENVIRONMENT

The stone pavement on Long Causeway is pmt of the historical legacy and character of Adel and should be preserved. This is one of the special aspects of Adel which should be protected. the site (together with Site Refs 1243 and 1246) lie within the Adel St John's Conservation Area.

Site is located in the Adel St John's Conservation area.

Wildlife in the area: deer, hedgehogs, bats, woodpeckers, Jays, Wood Pigeons, pheasants, squirrels, rabbits and foxes.

The significant harm that would be caused to the setting of the Church of St John the Baptist (a Grade 1 listed building)

OTHER

No needs assessment.

Population growth lower than expected.

What will be done to address poor road and transport infrastructure. The tram proposals etc will not do so. Eu submitted information.

Road infrastracture cannot cope.

The difficulties that are inherent in considering the possibility of mitigation measures to address the disadvantages of the sites in terms of their relationships with public transport services and other key facilities.

Two representation in support of development:

Long Causeway, Adel is a well contained site which limits the potential for sprawl and links well with the settlement. The site has the potential to round off the settlement form, and therefore it should be removed from the Green Belt.

Leeds City Council have state in their assessment that this site does not meet the public transport accessibility standards. The standard is that sites should be within a 5 min walk (400m) to a bus stop offering a 15 min service frequency. The bus stops on Sir George Martin Drive are only a 300m walk away from the site and the 28 bus is every 20 minutes. Other bus stops and bus services can be found 700m away from the site (under a 10 minute walk) on Otley Road are at a frequency of every 7-8 minutes. Therefor we consider the site to have eccellent accessibility to bus services especially into Leeds City Centre.

Metro

Table 3 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements

North Leeds

1079 Long Causeway, Adel LS16 8DU

Distance to Core Network (Centre of site)	Buses Per Hour Access to Primary Schools A		Access to Secondary Schools	Access to	
Primary Health	0	Vac	Vaa	V	
687	9	Yes	Yes	Yes	
Comments on phasing					
DDD Allessation					
DPP Allocation					
Not proposed as housing allocation					
Not proposed as riousing allocation					
Not proposed as nousing anotation					
DPP Allocation Conclusion					

1092 St Ann's Lane - former Boston Exchange Diner), Leeds LS4 2SE

Site Details							
Easting	427084	Northing	435431	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	HMCA North Leeds Ward Kirkstall						
Site Characteristics							
Site type Brownfield							
On-site land uses - None							
Adjacent land uses - None							

Other	land	11000		Nono
Other	ıand	uses	-	ivone

Topography	Landscape	
Boundaries	Road front	No

Description	n			

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Other and a consistence of the description of the constitution of	
Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

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

North Leeds 1092 St Ann's Lane - former Boston Exchange Diner), Leeds LS4 2SE **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/00635/COND	Consent, agreement or approval required by condition 11 of Planning Application 09/03799/FU	Α	90

English Heritage

Natural England

North Leeds

1092 St A	nn's Lane - former Boston Exchange Diner), Leeds L	.S4 2SE	
10/04895/FU	Alterations to access and erect 12 houses, with landscaping	Α	90
12/02930/FU	Removal of condition 12 of permission 09/03799/FU for 12 houses (The dwellings hereby approved shall not be occupied by any full time students, except students living with parents in the parental home or mature students living with a non student partner)	Α	90
13/01602/EXT	Extension of time period for planning permission 09/03799/FU (Alterations to access and erect 12 houses, with landscaping)	Α	90
10/9/00167/MOD	Alterations to access and erect 12 houses, with landscapingNON MATERIAL AMENDMENT: Amendment to approved four dwellings (semi detached) fronting St Anne's Rise and St Anne's Close to form 4, detached dwellings.	M04	90
13/00042/COND	Consent, agreement or approval required by conditions 3, 4, 7, 9, 12, 21, 24 and 26 of Planning Application 10/04895/FU	Α	90
13/00041/COND	Consent, agreement or approval required by conditions 3, 4, 7, 9, 13, 22, 25 and 27 of Planning Application 09/03799/FU	Α	90
13/00634/COND	Consent, agreement or approval required by condition 10 of Planning Application 10/04895/FU	Α	90
12/02929/FU	Removal of condition 11 of permission 10/04895/FU for 12 houses (The dwellings hereby approved shall not be occupied by any full time students, except students living with parents in the parental home or mature students living with a non student partner)	Α	90
09/03799/FU	Alterations to access and erect 12 houses, with landscaping	Α	90

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	

Major Settlement 0.00
Minor Settlement 0.00
Overlaps Urban Extension

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

Other Spatial Relationship

LCC ownership	% (13.00
Nearest train station		Headingley
Nearest train station distance	(m)	486.28
Nearest bus s	` ′	13065
Nearest bus stop distance		71.11
real est bus stop distance	(111)	, , , , ,
Agricultural classificat	tion	Urban

1092 St Ann's Lane - former Boston Exchange Diner), Leeds LS4 2SE

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	$\bar{\Box}$
Overlaps Strat. Employment buffer	$\overline{\Box}$
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	Ē
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	~
·	
Overlaps Minerals Safeguarde	d [
Overlaps Minerals Safeguarded 100r	n [

1092 St Ann's Lane - former Boston Exchange Diner), Leeds LS4 2SE

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	

1120 Headingley Lane (land at), Headingley

Site Deta	ails						
Easting	428206	Northing	435886	Site area ha	2.3	SP7	Main Urban Area Infill
HMCA	North Leeds	S			Ward	Headingley	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Places of worship

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenfield site off Headingley Lane, Headingley. Attractive site with a combination of grassed and wooded areas.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead t	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

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

1120 Headingley Lane (land at), Headingley

SHLAA conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport Core Strategy standards met for schools/health/local services and rail. 5 Access comments New Generation Transport alignment will leave very little developable land, access to development would be problematic for New 2 Generation Transport. Local network comments Local congestion issues. 3 Total score Mitigation measures 10 Highways site support Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC **Ecology support** Supported with mitigation Supported with mitigation to protect and enhance wildlife corridor function across the site - protecting existing woodland cover. Bats and Badgers to

North Leeds

1120 Headingley Lane (land at), Headingley	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	
Utilities Gas	
UdS	
Electric	
Fire and Rescue	
Telecoms	
Other Seekel Heritage	
English Heritage This site lies within the Headingley Consequation Asso.	
This site lies within the Headingley Conservation Area. In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas, there will need to be some assessment of what contribution this currently undeveloped area makes to the character of this part of the Conservation Area. If this area doe make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable	S
Natural England	
Planning History Applications since 1/1/2009, covering more than 50% of the site	

Spatial relationships

App Number

13/04318/TWA

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Proposal

New Generation Transport routes

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Decision

% of site

70

Regeneration Areas

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

1120 Headingley Lane (land at), Headingley

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Burley Park
Nearest train station distance (m)	772.10
Nearest bus stop	14221
Nearest bus stop distance (m)	105.15
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<u></u>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

1120 Headingley Lane (land at), Headingley

Conclusions

Issues and Options Summary

Previous approvals for residential. Site includes NGT (New Generation Transport) route off A660 making access difficult and significantly reducing the developable area.

Site affects others?

Sustainability summary

Significant negative - greenfield. Minor negative - ecology (mitigation). Significant positive - greenhouse emissions and accessibility. Minor positive - access to education, health and leisure facilities and greenspace and flood risk.

Summary of reps

HIGHWAYS

A660 is already congested with traffic.

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

ENVIRONMENT

Site last remaining proper greenspace in Headignly.

Site in conservation area.

It is a site with a long and interesting history, and there is a divers fauna including bats.

OTHER

The site forms part of the currently protected New Generation Transport alignment, having previously been approved at a Public Inquiry in 1998 (1997 Supertram Extension Order) for a rapid transit bypass of Headingley Centre.

As part of the Transport & Works Act Order, to be submitted in September, there will be a requirement to acquire the land required for NGT purposes through this site. Any promotion by Leeds City Council of this site as a housing allocation would significantly increase its value and add to NGT scheme costs.]

The previous planning consents granted on the site and the ownership by Chartford Homes, whom are actively promoting the Site demonstrate that the site is deliverable and is suitable, achievable and available. The only restriction highlighted by the Council is the weight being given to the proposed NGT route. As this is not an approved scheme the Council should disregard it until a successful application has been granted consent.

Metro

The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

78 30 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Land safeguaded for proposed NGT route.

Ci+~	Details	

Easting	434023	Northing	437495	Site area ha	2.9	SP7	Main Urban Area Extension
HMCA	North Leeds	5			Ward	Roundhay	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Office

Neighbouring land uses

Agriculture

Office

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Agricultural site located between Roundhay and Seacroft. Elmete Lane runs along the site to the east.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes
Do features provide boun	daries to contain the development?	No
Coalescence Conclusion	No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		Yes	
Can development preserve this character?			
Character Conclusion Significant effect on the setting and special character of historic features			

FZ1 over 1 ha. Site abuts historic landfill. See comments in main text of our response.

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

TPOs and Listed Building need to be considered, development would effect character of area. Site doesn't relate well to urban area. Well contained by trees reducing potential for sprawl.

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure provider	comments			
LCC Highways Comments Public transport accessibility comments				Rank (1-5)
No accessible public transport. Good access to p	orimary educati	on. No footway outside site on El	mete Lane.	2
Access comments				
Elmete Lane has substandard carriageway width Lane/Wetherby Road.	and no nearsi	de footway. Substandard crossroa	ads junction at Elmete	2
Local network comments				
Local congestion issues.				2
Mitigation measures				Total score
Carriageway/footway improvements to Elmete I	.ane. Traffic siç	gnals at Elmete Lane/Wetherby Ro	pad.	6
Highways site support				
no				
Contingent on other sites				
yes				
Outline and an allowable				
Contingent on other sites yes				
Highways Agency		NII-!		
Impact No material impact Netwo	ork Status	No objection		
II/d				
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large works w co-ordinated with Yorkshire Water's Asset Mana the site. The forthcoming AMP(6) will run from with YW's investment. It is particularly importar take into account available sewerage and WwTv improvements it may be possible for the developed	gement Plans (April 2015 to Not that sites who Wage that sites who capacity. If a	(AMP) to ensure the necessary inf March 2020. Phasing is one metholich represent a 10% or greater in I developer wants to bring a site f	rastructure and capacity can be provide od used to ensure sites are brought for crease in population served by the wor orward before YW have completed any	ed to serve ward in line ks should planned
Environment Agency				
Constraints				

LCC	
Ecology support	Not supported
Not supported (RED) habitat.	. No designated sites but half of the site is woodlandand and other areas are semi-improved grassland and valuable parkland
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site
	•

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station Cro	oss Gates
Nearest train station distance (m)	3795.98
Nearest bus stop	7537
Nearest bus stop distance (m)	413.33
Agricultural classification G	rade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	I 🗆
Overlaps Minerals Safeguarded 100m	

Conclusions

Issues and Options Summary

Green Belt site. By itself the site does not relate well to the existing settlement pattern. The site includes a number of Tree Preservation Orders (TPO's) and a listed building to the east. Significant highway concerns relating to access, accessibility and suitability of local network.

Site affects others?

Sustainability summary

Significant negative - greenfield, ecology objection, greenhouse emissions, transport network, accessibility and natural resources (agricultural land). Minor negative - access to leisure facilities, community participation (access to facilities), landscape and historic environment. Minor positive - access to health facilities and greenspace and flood risk.

Summary of reps

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

The Site is capable of offering a natural extension to the urban area to help meet future housing land needs.

Metro

We agree that these sites would not be suitable for housing development.

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools Access to

Primary Health

556 12 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site includes a number of Tree Preservation Orders (TPO's) and a listed building. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.

1151 Cookridge Lane, Cookridge LS16

Site Deta	ails							
Easting	424992	Northing	441049	Site area ha		1.6	SP7	Main Urban Area Extension
HMCA	North Leeds	S		Ward		Ward Adel and Wharfedale		harfedale

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenfield site located on the edge of Cookridge. The site is located next to a cricket pitch and residential development. Access to the site can be found through Cookridge Lane to the north and Smithy Lane to the south.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	No	
Is the site well connected to the built up area?		Yes
Would development round off the settlement?		Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion	Unrestricted Sprawl Conclusion High potential to lead to unrestr	

2. Prevent neighbouring towns from merging

_		
Would development lead to physical connection of settlements?		No
Do features provide boun	daries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible bo	undary

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

1151 Cookridge Lane , Cookridge LS16

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

Links well to settlement, however, no defensible boundary to site which could create precedent for further sprawl.

SHLAA conclusions	;				
Availability: Short	(=<5 yrs)	Suitability	: LDF to determine	Achievability: Longterm (11+yrs)
Summary of infr	astructure prov	vider comments			
LCC Highways Con	nments				
Public transport acces	ssibility comments				Rank (1-5)
Meets Core Strategy	standards but lacks	local facilities, remo	te from rail and health	services.	4
Access comments					
Would require wideni	ng of Smithy Lane	along site frontage w	ith loss of hedgerow.		2
Local network comme	ents				
Local congestion issu	es.	, ,			3
					Total seems
Mitigation measures					Total score
Unknown at this stag	e.				9
Highways site suppor	t				1
yes					
Contingent on other s	sites				I
no					
Contingent on other s	sites				I
no					
Highways Agency					
Impact No material	impact	Network Status	No objection		
n/a					
Network Rail					
· · · · · · · · · · · · · · · · · · ·	1				
Yorkshire Water	Vnostron				
Treatment Works	Knostrop	vorke which comes the	a bulk of Loads David	opmont that will connect to the public course sucto	m noods to be
co-ordinated with Yo the site. The forthco with YW's investmen take into account ava	rkshire Water's Ass ming AMP(6) will ru t. It is particularly i ailable sewerage an	et Management Plans un from April 2015 to mportant that sites w d WwTW capacity. If	s (AMP) to ensure the March 2020. Phasing hich represent a 10% a developer wants to	opment that will connect to the public sewer systemecessary infrastructure and capacity can be provious one method used to ensure sites are brought for greater increase in population served by the work bring a site forward before YW have completed an amount would be determined by a developer funder	ded to serve orward in line orks should ny planned

Environment Agency

Constraints

study.

FZ1 over 1 ha. See comments in main text of our response.

1151 Cookridge Lane , Cookridge LS16

LCC	1		
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. Bottor	n corner shown to be susceptible to surface water flooding		
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.01
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	~

% overlap

Regeneration Areas

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

1151 Cookridge Lane , Cookridge LS16

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	1993.18
Nearest bus stop	13896
Nearest bus stop distance (m)	365.93
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	1 <u> </u>

Cookridge Lane, Cookridge LS16 1151

Conclusions

Issues and Options Summary

Green Belt site adjoining the main urban area bordered by residential development to the east and a cricket pitch to the south, so relates relatively well to the existing settlement. However, there is no existing defensible boundary to the west, which could set a precedent for further sprawl.

Site affects others?

Sustainability summary

Significant negative - greenfield and natural resources (agricultural land). Minor negative - access to health facilities. Minor positive - access to education facilities, greenhouse emissions, flood risk and accessibility

Summary of reps

Majority of responses are against development of the site.

Greenbelt Land

Brownfield First.

Recreational facilities on site need to be retained

The site has poor access: If access is from Cookridge Lane it will be near a ridge which creates a blind spot. Also Cookridge Lane is narrow at this point, with no footpath. Access from Smithy Lane would be very narrow.

The site has no defensible boundary and would constitute and encourage sprawl.

The site is a habitat for wildlife including deers, squirrels, bats and owls which have been spotted.

LCC did not provide a Needs Assessment for the site.

The predicted population increase in Leeds is not materialising therefore building more huses is uncessary.

The site floods and is inaccessible when it is snowing: Cookridge is one of the highest points in lee

Current infrastructure cannot cope with additional developments.

No public transport on this road.

Metro

From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Distance to Core Network (Centre of site)

Buses Per Hour 6

325

Yes

Yes

Comments on phasing

DPP Allocation

Primary Health

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. There is no existing defensible boundary to the west. Development could set a precedent for further sprawl.

1170 Highbury Cricket Ground, Meanwood, North East Hollins Drive

Site Deta	ails						
Easting	428192	Northing	437166	Site area ha	1	SP7	Main Urban Area Extension
HMCA	North Leeds	5			Ward	Moortown	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor sport facility

Neighbouring land uses

Dwellings

Allotment and city farm

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

The site comprises N1 protected cricket pitch (now unused) to the north of Meanwood. The site is within the Green Belt and Urban Green Corridor.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	titue ribbon development?	No	
Would development result in an is	No		
Is the site well connected to the b	Yes		
Would development round off the	Partial		
Is there a good existing barrier between the existing urban area and the undeveloped land?		No	
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	ted sprawl	

2. Prevent neighbouring towns from merging

Nould development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion No merging of settlements	•

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion | Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

	-		
Site within/adjacent to	conservation area/listed building/historical features?	No	
Can development pres	erve this character?		
Character Conclusion	Marginal effect on the setting & special character, coul	d be mitigated agains	t through appropriate detailed design

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

Strong links to urban area. Site is well contained by natural boundaries with a low potential for further sprawl.

1170 Highbury Cricket Ground, Meanwood, North East Hollins Drive

SHLAA conclusions					
Availability: Unknow	vn	Suitability:	Unsuitable	Achievabili	ty: Uncertain
Summary of infra	astructure provide	r comments			
LCC Highways Com	ments	_			
Public transport acces	sibility comments				Rank (1-5)
Good accessibility					5
Access comments]			
No means of access.					1
Local network comme	nts]			
Local roads are very n	arrow and not suited to	intensification.			2
Mitigation measures					Total score
					8
Highways site support	t	1			
No					
Continuont on other of	****	 1			
Contingent on other si	nes				
Contingent on other si	ites				
Highways Agency					
Impact No material	impact Net	work Status	No objection		
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
co-ordinated with Yor the site. The forthcor with YW's investment take into account avail	kshire Water's Asset Ma ming AMP(6) will run fro . It is particularly import ilable sewerage and Ww	nagement Plans m April 2015 to l ant that sites wh TW capacity. If a	(AMP) to ensure the March 2020. Phasin- nich represent a 109 a developer wants to	necessary infrastructure and g is one method used to ensu 6 or greater increase in popul b bring a site forward before \	he public sewer system needs to be capacity can be provided to serve re sites are brought forward in line ation served by the works should 'W have completed any planned by a developer funded feasibility
Environment Agend	су				
Constraints					
FZ 2 & FZ 3. Meanwo	ood Beck (main river) ru	ns along site bou	ndary. See comme	nts in main text of our respon	se
LCC					
Ecology support	Not supported				
SEGI/LNR and Woodh	ouse Ridge LNA. The Me	eanwood Beck flo	ows down one side		or between Meanwood Valley versity Action Plan priority habitat Vhite Clawed Crayfish and Kingfisher

1170 Highbury Cricket Ground, Meanwood, North East Hollins Drive to consider. Probably will form part of the Leeds Habitat Network. Ecology boundary **Education comments** Flood Risk Site entirely within Flood Zones 2 and 3 of Meanwood Beck. Site currently provides useful flood plain storage Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site % of site **App Number** Proposal Decision

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	88.65	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

|--|

Main Urban Area	0.00	% overlap
Major Settlement	0.00	70 0 Torridp
Minor Settlement	0.00	
Overlaps Urban Extension	0.00	
Overlaps Orbait Extension	✓	

Regeneration Areas

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

1170 Highbury Cricket Ground, Meanwood, North East Hollins Drive

LCC ownership	%	0.00
Ni anathanin atation		
Nearest train station		Headingley
Nearest train station distance (m)	1928.94
Nearest bus st	ор	3901
Nearest bus stop distance (m)	306.91
Agricultural classificati	on	Urban
Overlaps SS	SSI	
Overlaps SE		
Overlaps LI		
Overlaps LI	NR	
Overlaps Conservation Ar	ea	✓
Overlaps Listed Buildi	ing	
Overlaps Strat. Employment buf	fer	
Overlaps Public Right of W	/ay	✓
Overlaps SFRA Flood Zo	ne	✓
Overlaps EA Flood Zo	ne	✓
Overlaps HSE Major Haza	ard	
Overlaps HSE Gas Pipeli	ine	
Overlaps Pot. Contaminati	ion	✓
Overlaps Minerals Safegu	arde	ed
Overlaps Minerals Safeguarded	100	m

1170 Highbury Cricket Ground, Meanwood, North East Hollins Drive

Conclusions

Issues and Options Summary

Green Belt site. The site is well contained and relates well to the existing settlement form. The site is designated as a protected playing pitch (policy N6) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G10. There is a Tree Preservation Order (TPO) on the site. Highway concerns as no existing access to site and narrow local roads.

Site affects others?

Sustainability summary

Significant negative - access to leisure facilities, loss of greenspace (N6), greenfield, ecology objection and flood risk. Minor negative - community cohesion (loss of community facility), landscape and historic environment. Significant positive - greenhouse emissions and accessibility. Minor positive - access to education and health facilities.

Summary of reps

WYG expressing Gladedales intent to engage with the Council and local community to develop the site.

General support to retain site as greenspace due to its importance to community.

Metro

From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

270 8 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is to be retained as greenspace.

1172 Yorkshire Bank Sports Ground (former), LS17

Site Deta								
Easting	431017	Northing	438794	Site area ha	1.4	SP7	Main Urban Area Infill	
HMCA	North Leed:	S			Ward	Moortown		
Site Cha	racteristic	cs						
Site type	Greenfield							
On-site lan	d uses							
Outdoor sp	ort facility							
Neighbouri	ng land uses	i						
Education								
Dwellings								
Other land	uses - None							
Topograph	y Sloping				Landscape	Limited Tree	Cover	
Boundarie	s Existing v	vell defined			Road front	Yes		

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	1
Would development result in an isolated development?	
Is the site well connected to the built up area?	1
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

	3	
Would development lead t	o physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		•

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion	,	

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

1172 Yorkshire Bank Sports Ground (former), LS17

SHLAA conclusions					
Availability: Short (e	early)	Suitability:	Suitable	Achievability: Short (=<5yrs)	
Summary of infra	structure prov	ider comments			
LCC Highways Com	ments				
Public transport access					Rank (1-5)
Meets Core Strategy s	tandards but outsid	e threshold for prima	ry health.		4
Access comments					
Frontages onto two ac	dopted highways.				5
Local network comme	nts				
Local congestion issue	PS.				3
Mitigation measures					Total score
Capacity improvement	ts at nearby signal c	ontrolled junctions.			12
Highways site support					
Yes - with possible mi		-			
Contingent on other si	tes				
no					
Contingent on other si	tes				
no					
11	1				_
Highways Agency			No objection		
Impact No material i	mpact	Network Status	No objection		
n/a					
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
co-ordinated with Yor the site. The forthcor with YW's investment take into account avai	kshire Water's Asse ming AMP(6) will ru . It is particularly im lable sewerage and	t Management Plans on from April 2015 to Naportant that sites who WwTW capacity. If a	(AMP) to ensure the nece March 2020. Phasing is o lich represent a 10% or g developer wants to brin	ent that will connect to the public sewer systems are infrastructure and capacity can be provine method used to ensure sites are brought fureater increase in population served by the wig a site forward before YW have completed a unit would be determined by a developer fundament.	vided to serve Forward in line vorks should any planned
Environment Agend	СУ				
Constraints	ommonto in main to	vt of our rospense			
FZ1 over 1 ha. See co	omments in main te	xt of our response.			
LCC					1
Ecology support	Supported				
Supported					

North Leeds

Natural England

1172 Yorkshire Bank Sports Ground (former), LS17

Ecology boundary
Education comments
Flood Risk
Flood Zone 1. There is a small watercourse which runs along the Northen boundary of the site. There are existing flooding problems downstream of the site. (Note: Planning Approval granted to develop the Southern 1/3 of the site).
<u>Utilities</u>
Gas
Electric
Fire and Rescue
Telecoms
Other
English Heritage

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/02718/OT	Outline application for the demolition of existing structures and erection circa 30 dwellings and an urban park (all matters reserved except partial means of access to, but not within, the site)	A	100
14/06532/COND	Consent, agreement or approval required by condition 21 of Planning Application 13/02718/OT		100
14/05326/COND	Consent, agreement or approval required by conditions 5, 6, 7, 8, 11, 12, 14 and 15 of Planning Application 13/02718/OT		100
14/01839/RM	Reserved Matters application for 29 dwellings	Α	100
14/01927/COND	Consent, agreement or approval required by conditions 1, 2, 9, 10, 18, 19, 20, 23, 26 and 27 of Planning Application 13/02718/OT		100

Spatial relationships	
UDP Designations	Core Strategy

1172 Yorkshire Bank Sports Ground (former), LS17

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	44.98	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

100.00 % overla	Main Urban Area
0.00	Major Settlement
0.00	Minor Settlement
✓	Overlaps Urban Extension
	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership % 0.00 Nearest train station Burley Park
earest train station distance (m) 4774.24
Nearest bus stop 13122
Nearest bus stop distance (m) 165.09
Agricultural classification Urban
Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
erlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
verlaps Minerals Safeguarded 100m

1172 Yorkshire Bank Sports Ground (former), LS17

Conclusions

Issues and Options Summary

Designated as proposed greenspace (N5) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G11. Could be suitable for residential development in principle, subject to greenspace analysis

Site affects others?

Sustainability summary

Significant negative - greenfield. Minor negative - access to education and health facilities. Significant positive - access to greenspace. Minor positive - access to leisure facilities, greenhouse emissions, flood risk and accessibility.

Summary of reps

A lot of support for maintaing the green space designation, but also some opinion that the site would represent a logical infill

Metro

The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

190 6 Yes Yes Yes

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details							
Easting	428066	Northing	438802	Site area ha	7.1	SP7	Main Urban Area Extension
HMCA	North Leeds			Ward	Adel and W	harfedale	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenfield site to the south of Dunstarn Lane, Adel. Residential to north and west.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	titue ribbon development?	No	
Would development result in an is	ment result in an isolated development?		
Is the site well connected to the I	Yes		
Would development round off the	Partial		
Is there a good existing barrier be and the undeveloped land?	good existing barrier between the existing urban area ndeveloped land?		
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion No merging but there is no defensible b	oundary

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

	• .	
Site within/adjacent to	No	
Can development pres		
Character Conclusion	No effect on the setting and special character of histor	ic features

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

Strong links to urban area and would partially round off settlement. Boundaries to south and east poorly defined creating potential for further sprawl.

SHLAA conclusions					
Availability: Short (:	=<5 vrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs	3)
Triumability: energ	,	ountubinty.		7.6.11.6.7.4.5.11.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	• •
Summary of infra	astructure provider	comments			
LCC Highways Com					
Public transport acces	=				Rank (1-5)
Poor public transport	access, ok for health and	education.			2
Access comments					
No highway frontage.					
					1
Local network comme Local congestion.	nts				
Local congestion.					3
Mitigation measures					Total score
					6
Highways site support					
no					
Contingent on other s	ites				_
	1				1
Contingent on other si	ites				
	_				
Highways Agency					
Impact	Netw	ork Status			
No objection					
Network Rail					
VII W-+	1				
Yorkshire Water Treatment Works	Knostrop				
		which sorve the	hulk of Leads Davelor	oment that will connect to the public sewer syste	m needs to be
				ecessary infrastructure and capacity can be provi	
				s one method used to ensure sites are brought for	
				or greater increase in population served by the w ring a site forward before YW have completed a	
improvements it may				nount would be determined by a developer funde	
study.					
Environment Agend	су				
Constraints					
FZ1 over 1 ha. See co	omments in main text of	our response.			
LCC	1				
Ecology support					
33	1				

1178A Dunstarn Lane (land south), Adel LS16 Ecology boundary **Education comments** Flood Risk Flood Zone 1. A number of combined public sewers cross the site. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

Natural England

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Stra	tegy	1	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

Nearest train station distance (m) Nearest bus stop Nearest bus stop distance (m) Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building	3231.26
Nearest bus stop distance (m) Agricultural classification N Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area	
Agricultural classification N Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area	11157
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area	276.49
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area	lon-agricul
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area	
Overlaps LNR Overlaps Conservation Area	
Overlaps Conservation Area	
·	
Overlaps Listed Building	
overlape zietea zamanig	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	d
Overlaps Minerals Safeguarded 100n	n 🗌

Conclusions

Issues and Options Summary

Green Belt site. The site has been split into 2. Site A is south of the main residential area of Adel, sloping towards the ring road. Development of the site could be considered to 'round off' the existing built up area. Access would need to be through adjacent site 687 which is a housing allocation on the existing UDP, without planning permission.

Site affects others?

Site should be considered alongside 2052, as both act as a rounding off extension to the existing settlement

Sustainability summary

Significant negative - greenfield, greenhouse emissions and accessibility. Minor negative - ecology (mitigation) and transport network. Significant positive - access to greenspace. Minor positive - access to health facilities and flood risk.

Summary of reps

Anti

Contrary to NPPF and Core Strategy polices on Green Belt / Housing provision.

Would destroy the openness of the Green Belt at that site and would have a negative impact on the purposes of the Green Belt. There are no very special circumstances in this case.

Green Belt against other green spaces - for example, despite having a score of 15 and 13 respectively out of 15 from the Highways review, together with greater scope for affordable housing (an LCC priority) and no biodiversity impacts, sites 2058 (Allerton Grange High) and 1299B (Bodington Hall) have been classed as "RED" due to their historical designation from the existing UDP of N6 — Protected Playing Pitch. Site 1178A against other Green Belt sites — for example, despite having comparable or lesser potential Green Belt negative impacts, together with higher Highways review scores, than site 1178A (ie site -1178A-objectively appears to be less appropriate for building allocation), other sites have been classed as Amber (1172 Yorkshire Bank Sports Ground, 2035B Alwoodley Lane, 3315 Elmete Lane) or Red (1310 Outwood Lane, 3327 Layton Road, 3330 West End Lane, 3381 Brownberrie Farm)) despite their being objectively more appropriate for building allocation I, and several of my fellow Adel residents, are deeply troubled by the fact that there is no clear defensible reason why LCC regards Green Belt site 1178A as suitable for development.

It is not a brownfield or regeneration site

It will not encourage the reuse of existing land or buildings

Key facilities such as primary schools and local shops are not located within walking distance

As set out in LCC's own site survey, transport and services are poor.

Destruction of the landscape is not conserving and enhancing the natural environment and green space it will destroy the distinctiveness of the neighbourhood.

Is in no way a sustainable development, negative for biodiversity / wildlife and environment.

Only large homes would be in keeping with the adjoining area and thus it is likely there will be in excess of an average of one car per household.

Access is proposed from Dunstarn Lane. The exit from Dunstarn Lane is on a narrow bend on Long Causeway which is potentially dangerous. Proposed site entrance onto Long Causeway would then use Dunstarn Drive instead, already congested since Centurion Fields has been built to get out of the junction of Church Lane and St Helens Lane.

Highways score is also lower than many sites rated red. It would seem therefore that this site has been wrongly rated.

Also relevant to bear in mind the case of Britton v SOS, the courts concluded that the protection of the countryside falls within the interests of Article 8 (2) of the European Convention on Human Rights (as incorporated into English law under the Human Rights Act 1998). No needs assessment has been carried out to date regarding the necessary infrastructure for the development. Such an assessment is needed urgently before any plans are finalised for future development.

The population of Leeds is not increasing the project rate.

15,500 empty properties across Leeds - use these first.

Pro

Should be classified as green but only if access to and from development is via the ring road.

This site should only be used for sheltered housing for the elderly as there is insufficient mix of this type of development in the area.

Metro

Table 1 below contains sites that are classified as 'Sites which have potential to be allocated for housing' but fall outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless. The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

720 6 Yes Yes Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

North Leeds

1178A Dunstarn Lane (land south), Adel LS16

DPP Allocation Conclusion

Green Belt site. Development of the site could be considered to 'round off' the existing built up area. Access would need to be through adjacent site 687 which is a housing allocation on the existing UDP. Suitable in principle for residential.

Site Deta	ails						
Easting	428083	Northing	438639	Site area ha	5.9	SP7	Main Urban Area Extension
HMCA	North Leeds	\$			Ward	Adel and W	harfedale

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Transport tracks and ways

Dwellings

Outdoor sport facility

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenfield site to the south of Dunstarn Lane, Adel. Residential to north and west

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No
Do features provide boun	daries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible bo	undary

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No		
Can development pres	erve this character?			
Character Conclusion	No effect on the setting and special character of historic features			

Constraints

FZ1 over 1 ha. See comments in main text of our response.

1178B Dunstarn Lane (land south), Adel LS16

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

Relates poorly to settlement. No access, poor boundary to east creates potential for further sprawl.

SHLAA conclusions					
Availability: Short (:	=<5 vrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)
rivanability. Onone (= 10 y.0)	curranity.	LBT to dotomino	nomovability.	25/19(5/11 (1119/5)
Summary of infra	astructure provid	ler comments			
LCC Highways Com	ments				
Public transport acces	sibility comments				Rank (1-5)
Poor accessibility.					1
					1
A					
Access comments No highway frontage.					
nto riigitway irontago.					1
Local network comme	ents				
Local congestion.					3
					3
Miliophia a massaumas					Total score
Mitigation measures					
					5
Highways site support	t				
no					
Contingent on other s	ites				
Continuent on other of	:+				
Contingent on other s	ites				
	_				
Highways Agency					
Impact	N	letwork Status			
No objection					
Network Rail					
	=				
Yorkshire Water					
Treatment Works	Knostrop				
co-ordinated with Yor the site. The forthcor with YW's investment take into account avail	kshire Water's Asset ming AMP(6) will run It is particularly imp ilable sewerage and V	Management Plans from April 2015 to l ortant that sites wh VwTW capacity. If a	(AMP) to ensure the r March 2020. Phasing nich represent a 10% a developer wants to l	necessary infrastructure and ca	have completed any planned
Environment Agend	су				

LCC			
Ecology support			
Ecology boundary			
Education comments	3		
Flood Risk			
Flood Zone 1. A num	nber of combined public sewers cross the site. There	are a number of surface drair	age channels within the site.
Utilities			
Gas			
Electric			
2.00.110			
Fire and Rescue			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50%	6 of the site	
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

g		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	~

% overlap

overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership % 0.00 Nearest train station Headingley learest train station distance (m) 3088.89
logrant train station distance (m) 2000 00
learest train station distance (m) 3088.89
Nearest bus stop 11157
Nearest bus stop distance (m) 135.22
Agricultural classification Non-agricu
Overlaps SSSI
Overlaps SEGI
Overlaps LNA
· _
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
verlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps SFRA Flood Zone Overlaps EA Flood Zone ✓
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
verlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

Green Belt site. The site has been split into 2. Site B slopes more steeply to the ring road and provides a buffer between the road and development and is more removed from the existing residential area.

Site affects others?

Site would provide strong defensible boundary and green buffer area for any development to the north (1178a & 2062)

Sustainability summary

Significant negative - greenfield, greenhouse emissions and accessibility. Minor negative - ecology (mitigation) and transport network. Significant positive - access to greenspace. Minor positive - access to health and flood risk.

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site has been split into 2. Site B slopes more steeply to the ring road and provides a buffer between the road and development and is more removed from the existing residential area.

Site Deta	ails						
Easting	434154	Northing	437150	Site area ha	6.9	SP7	Main Urban Area Extension
HMCA North Leeds		Ward	Roundhay				

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

-	Topography	Sloping	Landscape	Limited Tree Cover
	Boundaries	Existing well defined	Road front	Yes

Description

Large agricultural site located in the south east of Roundhay. Wetherby Road runs along the south of the site and the A58 runs along the east.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Nould development lead to/constitue ribbon development?		No
Would development result in an is	No	
Is the site well connected to the I	Yes	
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion Low potential to lead to unrestri		ted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		Yes
Do features provide boundaries to contain the development?		No
Coalescence Conclusion No merging of settlements		-

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to conservation area/listed building/historical features?		No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

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

Strong links to urban area. Well contained site limiting potential for further sprawl.

Valley wildlife corridor

1190 Wetherby Road/Elmete Lane (land adjoining), Roundhay LS8

SHLAA conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Bus route has 4 buses per hour. 75% of the site has access to primary education, 40% of the site to secondary education using 4 Core Strategy accessibility standards. 75% of the site has access to health services within walking distance. Access comments Long frontage with Wetherby Road. Site abuts a crossroads junction with Elmete Lane that may require land from development site 4 opposite for improvement. Local network comments Local congestion issues. 3 Total score Mitigation measures Signals at Wetherby Road/Elmete Lane crossroads. Capacity improvements at Wetherby Road/Oakwood Lane and Wetherby 11 Road/Easterly Road signals. Highways site support yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC **Ecology support** Not supported Not supported (RED). No site-based designations but the eastern parts of the site contain a beck and woodland which forms part of the Wyke Beck

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1190. Mitigation will still be required to protect and enhance the adjacent Wyke Beck Valley and trees along the north boundary i.e. a buffer of 20 metres p

Education comments

2063+4013+3315+1190= 1619 houses generates 405 primary and 162 secondary children. New 2FE primary school would be required.

Flood Risk

Largely Flood Zone 1 but parts of the site may be susceptible to flooding from watercourse along Eastern boundary. There are a number of combined public sewers and a large CSO located in the SW corner of the site. Culvert under Wetherby Road may be a constriction to flows in watercourse.

Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			

Other

English Heritage

This site lies within the Roundhay Conservation Area. When originally designated, it is presumed that this open area was considered to make an important contribution to the character or appearance of the Conservation Area. Therefore, one might assume that its loss and subsequent development would result in harm to that part of the designated area.

In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas, there will need to be some assessment of what contribution this plot of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable.

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

Core Strategy

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	✓

% overlap

Regeneration Areas

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

Sch. Ancient Mon.		0.	00
	_		
Other Spatial Relat	ions	shi	р
LCC owner	rship	%	0.00
Nia anna kanalan akad) O-4
Nearest train stat			Cross Gates
Nearest train station dista	•	,	3442.09
Nearest b		•	13854
Nearest bus stop dista	nce (ı	m)	113.75
Agricultural classi	ficati	on	Urban
3			
Overla	ps SS	SSI	
Overla	os SE	GI	
Overla	aps Ll	NA	
Overla	aps L	NR	
Overlaps Conservati	on Ar	ea	~
Overlaps Listed I	Buildi	ng	
Overlaps Strat. Employmen	t buf	fer	□ ■ ⊻ □
Overlaps Public Right	of W	/ay	Ī
Overlaps SFRA Floo	od Zo	ne	Ħ
Overlaps EA Floo			
Overlaps HSE Major			
Overlaps HSE Gas			
Overlaps Pot. Contan			
Overlaps Minerals Sa	afegu	arde	ed

Overlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

Green Belt site. The site borders the main urban area to the south and is well contained, with trees to the north, and roads along the remaining three sides.

Site affects others?

Sustainability summary

Significant negative - greenfield, ecology objection and natural resources (agricultural land). Minor positive - access to leisure facilities, greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

Anti

Lack of consistency within the assessment of sites as some sites that have been identified as amber appear to have similar constraints as sites that have been identified as red.

Although the site is located within proximity to the existing built up area, it does not relate well to it, and could not be considered to 'round off' the settlement. Maintains the purposes of Green Belt land.

There has been a recent planning application for a foodstore on the site that does not include any provision for housing. The site is therefore identified for retail use and should be removed from consideration for residential allocation.

Currently designated as greenspace within the UDP.

The topography of the site is very steep and rises from the south of the site to the north. Any residential development at the site will be very visible.

Important part of the setting for the Grade II listed Beechwood.

Errors and omissions in the green belt assessment - assessed as not being within or adjacent to a conservation area, listed building or other historical feature. Given that it is within the Roundhay Conservation Area and in close proximity to Beechwood and the listed buildings and features around Roundhay St John this is patently incorrect.

Forms a buffer between Roundhay and Whinmoor.

Part of the rural/agricultural landscape that typified Roundhay until the mid 20th Century.

Poor vehicular access to and from these sites and will impact on an already congested area of the Ring Road.

Pro

Site is wholly appropriate for development given its proximity to the main urban area, good public transport links and access to services and facilities including high quality open space.

No policy issues which would preclude the allocation of this land - site does not perform a material green belt purpose, its development will not impact on the green corridor function or impact on the Roundhay Conservation Area and the site does not flood.

There are no technical issues which would preclude the beneficial development of the site. Furthermore the site is available for development and lies within a high market area and as such the allocation of the land for residential development in an early phase of the plan period would deliver much needed new houses.

English Heritage

Needs to be some assessment of what contribution this plot of land makes to the character of the Conservation Area.

Metro

The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

187 12 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.

1199 Moseley Wood Gardens (land off), Cookridge LS16

Site Details							
Easting	424481	Northing	440361	Site area ha	11.4	SP7	Main Urban Area Extension
HMCA	Aireborough	n, North Lee	eds		Ward	Adel and W	harfedale

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Unmanaged Forest

Dwellings

Transport tracks and ways

Other land uses - None

Topograp	ny Flat	Landscape	Limited Tree Cover
Boundari	s Partially well-defined	Road front	Yes

Description

Site bordering existing residential area to the south east. Bounded to the west by railway line and to the north by field boundary and dense tree coverage.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	titue ribbon development?	No
Would development result in an is	No	
Is the site well connected to the I	No	
Would development round off the	Yes	
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion	tricted Sprawl Conclusion Low potential to lead to unrestri	

2. Prevent neighbouring towns from merging

•	3 3	
Would development lead	to physical connection of settlements?	No
Do features provide boun	ndaries to contain the development?	No
Coalescence Conclusion	No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No	
Can development preserve this character?			
Character Conclusion	No effect on the setting and special character of historic features		

1199 Moseley Wood Gardens (land off), Cookridge LS16

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

Majority of site PAS. Only 12% in green belt (western section).

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments Public transport accessibility comments Rank (1-5) Portion of site accessible for education and public transport but distant from local services. 2 Access comments Access via Moseley Wood Rise, limit capacity to 200. Requires secondary link. 3 Local network comments Local congestion issues 3 **Total score** Mitigation measures Unknown at this stage 8 Highways site support Contingent on other sites no

Highways Agency

Contingent on other sites

no

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

F/B at LEH1 5 miles 396 yds to be made equality compliant (ramps)? Horsforth station improvements general asset protection issues

Yorkshire Water

Treatment Works Knostrop High Level

Various large sewers cross the whole site north/south east/west

Environment Agency

Constraints FZ3 beck running through site

Part of the Site is FZ3. See comments in main text of our response. Moseley Beck runs through site

LCC

Ecology support Not supported

Not supported (RED). No site-based designations but contains the Moseley Beck, semi-improved grassland areas and adjacent rank and wet grassland that forms a wildlife corridor function. Great Crested Newts to consider.

North Leeds

1199 Moseley Wood Gardens (land off), Cookridge LS16

Frn	loav	bound	łarv

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1199. Mitigation will still be required to ensure impacts on adjacent habitats and Great Crested Newts are addressed i.e. minimum 20 metres buffer adjacent to Moseley Beck protected and enhanced, habitat enhancement to link beck to the woodland to the north-east, pond creation near beck for Great Crested Newts.

Education comments

Flood Risk

Flood Zone 1 but parts of the site susceptible to flooding from Moseley Beck. There are also a number of combined and a foul public sewer within the site. Complaint received from local resident that the area currently acts as a giant sponge for surface water and that this will be lost if development goes ahead.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing sites 1199 and 3010 are within 2km of Breary Marsh SSSI (see citation below) and LNR. Significant effects should be screened out before allocating, in accordance with the NPPF. www.sssi.naturalengland.org.uk/citation.citation_photo/1003837.pdf

Planning History	lanning History Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
14/04270/OT	Outline application for residential development for circa 135 dwellings, including means of vehicular access from Moseley Wood Rise and pedestrian/cycle link from Cookridge Drive		61			
13/04148/OT	Outline planning application for the residential development of circa 200 dwellings and associated landscaping	R	84			

Spatia	I rela	tions	hips
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UDP Designations

Core Strategy

1199 Moseley Wood Gardens (land off), Cookridge LS16

N32 Greenbelt	12.97	% overlap
N34 PAS	87.03	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.04	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	1222.96
Nearest bus stop	5639
Nearest bus stop distance (m)	438.07
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	Ē
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

1199 Moseley Wood Gardens (land off), Cookridge LS16

Conclusions

Issues and Options Summary

Protected Area of Search (PAS) site on existing UDP. Most of the site falls within North Leeds area, but capacity and area have been split between Aireborough and North Leeds on a pro-rata basis. However, the part of the site within Aireborough is Green Belt. The railway is considered to form a strong defensible boundary which would prevent further sprawl. Capacity limited to 200 due to access constraints (split over two areas).

Site affects others?

Sustainability summary

Significant negative - greenfield, ecology objection and flood risk. Minor negative - access to health facilities, greenhouse emissions, accessibility and landscape.

Summary of reps

Pro

Site served by existing amenities in Cookridge, Horsforth and Holt Park.

Near railway station (1.3km) and bus route (550m).

The site is well placed to access local educational facilities.

transport consultants confirm a scheme for up to 200 dwellings can be developed off a single access point located on Moseley Wood Rise. Delivery of new family housing including open market homes and affordable housing

Anti

Inadequate road infrastrure to cope with traffic.

An increase in traffic will exacerbate existing problems and make it more dangerous for other drivers and pedestrians

Children's heritage must be preserved.

No play/recreation provision for children

Increase in pollution

Size and duration of development totally unacceptable.

Inadequate infrastructure to cope with educational and medical needs.

Emergency services overstretched/potentially unable to access roads.

Parking already an issue - will only get worse.

Loss of privacy

Current roads unable to cope with plant/heavy machinery needed for development.

Extra traffic, together with the movement of plant and machinery, will damage the surface of Moseley Wood Gardens.

Local traffic will be a problem in particular around Horsforth bridge.

There are already empty (and boarded up) properties in Cookridge (and across Leeds).

Road surfaces will deteriorate as traffic increases.

Roads in a poor state of repair already

The area is not suitable for new development.

Disturbance whilst being built.

There must be more suitable and less contentious sites.

Roads difficult to access especially in winter - in the winter roads are impasaible.

Only one access road - Moseley Wood Gardens and then into a small road, Moseley Wood Rise.

This green land provides a habitat for a diversity of wildlife, including rare/protected species.

Very important wildlife area + the great crested newt. Archaeology must be checked at WYAAS

The area is lacking in facilites/local amenities to support an increasing populace.

Any housing development on this scale must be combined with a development of local services and infrastructure.

Flooding is a major problem. This development will increase surface run off and affect5 the railway line.

It is considered that Site 1199 is sequentially not acceptable or suitable to be identified as a potential development site due to it being within Flood Zone 3a.

Existing roads too narrow to cope with any more traffic especiaaly Green Lane.

Moseley Wood Lane being used as a rat run shortcut.

Woodhill Road is extremely busy at peak times. That situation will worsen substantially with the new development.

Local Schools and services such as dentists and health centres cannot cope with more demand.

There is a need for affordable/social housing, not what is planned for this site.

Any new development must be built in the right way and with the right infrastructure in place to make it sustainable.

Cookridge is already densely populated.

The plans to build on a known flood plain will only affect insurance and other homes along the beck line.

When horse riding in the area cars already present enough of an added danger without the increase in traffic which would be inevitable. The development will be detrimental to Cookridge.

Further development would have an impact on all the elderly people whohave retired into cookridge for a quet life.

A new development will adversely affect quality of life for existing residents.

Proximity of development to railway line and airport flight path may put people off living in this location.

The proposed only entrance/exit will create an intolerable situation for residents and difficulties for emergency services.

Planning permission has been refused before - there is even more reason for its refusal now.

The development will make the area a less desirable place to live.

Inadequate parking at railway station. Commuters park on Cookridge roads.

Underlying sandstone rock. Land not flat (as stated in Taylor Wimpey report).

Distance from public services.

The public space provision does not seem well considered.

North Leeds

1199 Moseley Wood Gardens (land off), Cookridge LS16

What needs to be considered is further access to improve roads, paths, provide local council services and build new schools to support this new structure.

Statutory

British Rail states development at Mosely wood Bottom would have adverse effect on the train line Metro states that, "Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development."

Comments on phasing	

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Protected Area of Search (PAS) site on existing UDP and small part to south west in Green Belt. Most of the site falls within North Leeds area, but capacity and area have been split between Aireborough and North Leeds on a pro-rata basis. The railway is considered to form a strong defensible boundary which would prevent further sprawl. Capacity limited to 200 due to access constraints (split over two areas).

1202 Victoria Avenue (land off), Horsforth LS18

Site Details		

One Den	41.0						
Easting	423069	Northing	437110	Site area ha	7.7	SP7	Main Urban Area Extension
HMCA	North Leeds	3			Ward	Horsforth	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Education

Managed Forest

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description

Collection of agricultural fields to the south west of Horsforth. Railway line to the south and housing to the north.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No	
Would development result in an	No	
Is the site well connected to the	Yes	
Would development round off the settlement?		Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion	ted sprawl	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes
Do features provide bound	daries to contain the development?	No
Coalescence Conclusion	No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No			
Can development pres	erve this character?				
Character Conclusion	No effect on the setting and special character of historic features				

1202 Victoria Avenue (land off), Horsforth LS18

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

Strong links to urban area. Site is well contained reducing potential for further sprawl.

SHLAA conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport Core Strategy standards met for portion of site fairly close to New Road Side. 3 Access comments Access should be a loop through site 731 off Victoria Avenue, emerging onto Victoria Crescent to realise full capacity of both sites. 3 Local network comments Local congestion issues. 3 **Total score** Mitigation measures Traffic Management measures? 9 Highways site support yes with mitigation Contingent on other sites 731 Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

731

Culvert + General asset protection issues

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

1202	Victoria Avenue (land off), Horsforth LS18
LCC	
Ecology su	ort Supported with mitigation
and wester	th mitigation provided that the wildlife corridor function of the beck along the eastern boundary, and Swaine Wood along the southern boundary, is protected and enhanced i.e. minimum buffer of 20 metres planted with native shrubs and small trees along eastern, western boundaries. Also, hedgerow network to be protected and enhanced.
Ecology bo	dary
Education	nments
	buses generates 88 primary and 35 secondary children. Already pressure for places in Horsforth. Land potentially needed to facilitate an existing school by 0.5FE. Secondary pressure in the area – expansion by 0.5FE required.
Flood Risk	
Flood Zone	, although there is a small watercourse which runs along the Eastern boundary of the site.
Utilities Gas	
Electric	
Fire and Re	ue
Telecoms	
Other English Her	ge
Natural Enç	nd

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.38	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

% overlap

1202 Victoria Avenue (land off), Horsforth LS18

Sch.	Ancient	Mon.	0.00

Other Spatial Relationship	ip
LCC ownership %	0.29
Nearest train station	Horsforth
Nearest train station distance (m)	2438.47
Nearest bus stop	10405
Nearest bus stop distance (m)	452.48
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed

Overlaps Minerals Safeguarded 100m

1202 Victoria Avenue (land off), Horsforth LS18

Conclusions

Issues and Options Summary

Green Belt site. The site is well related to the existing urban area being contained by the college to the west, existing residential to the east and the river to the south, so reducing the potential for further sprawl. Highway concerns re access - development could be accessed through the existing UDP housing allocation in the north east corner. Capacity has been reduced so this site and the housing allocation total 200, the maximum amount of units acceptable due to Highway concerns.

Site affects others?

Sustainability summary

Significant negative - greenfield. Minor negative - ecology (mitigation). Minor positive - access to greenspace and flood risk.

Summary of reps

Anti

Site has been considered twice before, in 1974 and 1982, both times being rejected on various grounds but mainly on access and traffic

Traffic problems at the roundabout where New Road Side meets the Ring Road have been getting worse.

Car parking in this area for the Cemetery and the overspill from the College is also an issue.

The nearby Newlaithes School has only just been extended and is already full put more strain on the A65 and the ring road, which already struggle to cope with rush hour traffic. Also, access to this site would be a problem; unless a filter road from the ring road is built, access would have to be via the Victoria's, an estate which already sees a heavy volume of traffic, particularly at school pick up/drop off times. Area used by a verity of people from dogs walkers, children playing, for exercise, enjoying the wildlife, picnics etc.

Cumulative impact from homes built at the Clariant site and a large developement at the Kirkstal Forge.

Will effectively surround the cemetery with housing.

Rather than building on this green field site build on Leeds city college site adjacent when the college vacates the site in the next two years.

Well related to the existing urban area and is close to shops and services, community and leisure facilities, public transport, education and local health facilities.

Metro

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until

other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (Centre of site)

Buses Per Hour

8

Primary Health

431

Yes

Yes

Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Local preference for the site to remain undeveloped and for the site immediately to the west (Horsforth Campus, 5009) to come forward instead

1238 Oakford Terrace (land to rear of), Low Lane, Horsforth LS18

Site	Det	tai	ls

Easting	425151	Northing	438082	Site area ha	0.5	SP7	Main Urban Area Extension
HMCA	North Leeds	3			Ward	Horsforth	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description

The site is an open grassland space to the east of Horsforth with a beck running along the northern edge and housing and commercial uses on 2 sides.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribb	oon development?	No
Would development result in an isolated of	development?	No
Is the site well connected to the built up	area?	Yes
Would development round off the settlem	nent?	No
Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion Low potential to lead to unrestricted.		No
		ted sprawl

2. Prevent neighbouring towns from merging

-		
Would development lead to physical connection of settlements?		Yes
Do features provide boundaries to contain the development?		No
Coalescence Conclusion	No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion No effect on the setting and special character of historic features	

1238 Oakford Terrace (land to rear of), Low Lane, Horsforth LS18

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

Strong links to settlement. Well contained site reducing potential for further sprawl.

SHLAA conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport Core Strategy standards met for schools/health, small amount of local services but not for rail service. 4 Access comments No highway frontage, requires adjacent site for development. 2 Local network comments Local congestion issues. 3 **Total score** Mitigation measures Unknown at this stage. 9 Highways site support No highway frontage additional land required. Contingent on other sites No Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail**

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ2 & FZ3 - 3/4 of site to east. See comments in main text of our response.

1238 Oakford Terrace (land to rear of), Low Lane, Horsforth LS18

LCC	
Ecology support	Supported with mitigation
Supported with mitigator corridor. Provide a 20	ation to protect and enhance the Oil Mill Beck that flows down the north of the site, which is a locally important willdife of metre buffer from the beck. Bats, White-clawed Crayfish and Otters to consider.
Ecology boundary	
Education comments	
Flood Risk	
Large parts of site in	Flood Zones 2 and 3 of Old Mill Beck. There is a public surface water sewer crossing the site and which outfalls into the beck.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

Spatial relationships

UDP Designations		
N32 Greenbelt	% overlap	
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	99.75	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.99	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.42	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

1238 Oakford Terrace (land to rear of), Low Lane, Horsforth LS18

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	1284.74
Nearest bus stop	1776
Nearest bus stop distance (m)	67.21
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	✓✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	□
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m _

1238 Oakford Terrace (land to rear of), Low Lane, Horsforth LS18

Conclusions

Issues and Options Summary

Green Belt site. The site does not relate well to the existing settlement form but projects out to the east of Low Lane into Green Belt and is steeply sloping. Development of the site would not constitute rounding off of the settlement. The site is also designated as proposed greenspace by policy N5 of the existing UDP. See also greenspace section, page 35, question G12. Highway concerns as no road frontage to provide access.

Site affects others?

Sustainability summary

Significant negative - greenfield, flood risk. Minor negative - loss of greenspace (N5) and ecology (mitigation). Minor positive - access to education and health facilities, greenhouse emissions and accessibility.

Summary of reps

From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

It is recognised that the site is located with Flood Zone 3i. However the allocation would represent a redevelopment opportunity of previously developed land and therefore there are

no reasonably available alternatives as the opportunity is site specific. The site is located within the Green Belt. However its allocation would not harm any of the

five purposes of Green Belt set out in paragraph 80.

Our client is proposing to provide a residential scheme compromising of between 10 to 15 dwellings based on SHLAA methodology. This would consist of a mix of dwelling types and

tenures with an emphasis on family houses. The housing mix would reflect the Council's Strategic Housing Market Assessment (2011). The proposal would also provide an element

of affordable housing

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site does not relate well to the existing settlement form but projects out to the east of Low Lane into Green Belt and is steeply sloping. Development of the site would not constitute rounding off of the settlement. The site is also designated as proposed greenspace. Highway concerns as no road frontage to provide access.

Easting 428597 Northing 437386 Site area ha 0.7 SP7 Main Urban Area Infill HMCA North Leeds Ward Moortown	Site Details							
HMCA North Leeds Ward Moortown	Easting	428597	Northing	437386	Site area ha	0.7	SP7	Main Urban Area Infill

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Places of worship

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenfield site off Church Lane, Meanwood. The site is surrounded by residential.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development preserve this character?				

Character Conclusion

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

SHLAA conclusions					
Availability: Medium (6-1	10yrs)	Suitability:	LDF to determine	Achievability:	Medium (6-10yrs)
Summary of infrastru	ucture provider	comments			
LCC Highways Commen					
Public transport accessibilit	ty comments				Rank (1-5)
Good accessibility.					5
Access comments		. delle ilite :			
Site frontage with Church I	ane snould provide	VISIDIIITY.			5
Local network comments					
Spare capacity.					5
Mitigation measures					Total score
					15
Highways site support					
Yes					
Contingent on other sites					
Contingent on other sites					
Contingent on other sites					
Highways Agency					
Impact No material impact	ct Netv	vork Status	No objection		
n/a					
Network Rail					
Yorkshire Water					
Treatment Works Kno	strop				
co-ordinated with Yorkshin the site. The forthcoming with YW's investment. It is take into account available	re Water's Asset Mar AMP(6) will run fror s particularly importa e sewerage and Wwi	nagement Plans of the April 2015 to It and that sites who It and that sites who It apacity. If a	(AMP) to ensure the nece March 2020. Phasing is o lich represent a 10% or g developer wants to brin	essary infrastructure and cap ne method used to ensure s preater increase in population g a site forward before YW	public sewer system needs to be pacity can be provided to serve lites are brought forward in line in served by the works should have completed any planned a developer funded feasibility
Environment Agency					
Constraints FZ1 under 1 ha. See comm	ments in main text o	of our response.			
LCC					
Ecology support Unk Unknown Impact - grasslar	nd needs a botanica	I survey in the s	ummer		

Ecology boundary
Site assessment needed. ????
Education comments
Flood Risk
Flood Zone 1. Parts of site are susceptible to surface water flooding. There is a culvert running across the site.
Utilities
Gas
Electric
Fire and Rescue
Telecoms

Other

English Heritage

The Church of the Holy Trinity is a Grade II Listed Building.

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, before allocating this area, there would need to be some assessment of what contribution this currently undeveloped area makes to the signficance of this building and what effect its loss and subsequent development might have upon the significance of this asset.

If allocated, development proposals would need to ensure that those elements which contribute to the significance of these assets (including their setting) are not likely to be harmed.

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/01822/TR	Various works.	Α	95

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Burley Park
Nearest train station distance (m)	2315.62
Nearest bus stop	7439
Nearest bus stop distance (m)	78.06
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	=
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ded
Overlaps Minerals Safeguarded 10	0m

Conclusions

Issues and Options Summary

Site is within the urban area, and surrounded by residential uses, so residential development is acceptable in principle. Parts of the site are sloping

Site affects others?

Sustainability summary

Significcant negative - greenfield. Significant positive - access to greenspace, greenhouse emissions, transport network and accessibility. Minor positive - access to education, health and leisure facilities and flood risk. Query ecology (site visit?)

Summary of reps

General objection to site due to access, safety and environmental concerns.

HIGHWAYS

Access very difficult to site.

Traffic access is difficult to visualise for the proposed site. Church Lane climbs a steep hill with a blind bend at the top. It is a busy road for cars and the 51 bus

The entrance to the church and parochial hall car park lies behind a wall at the lower part of the site which is a continuation of the church cemetery. At the top of the site is a wooden fence and below

that (partly crossing the site) are fences to the two diocesan houses' gardens whose foundations were (the builders told me)in 12 foot of water when they were built.

The land which is proposed to hold 25 houses is boggy. I believe a spring line is involved. Access to the site for cars, delivery vehicles, emergency vehicles and wheelchair users would be difficult

There is no practical access to the site due to the ground and road levels and surrounding properties.

Safety concerns, traffic speeding

ENVIRONMENT

The site itself has drainage problems as a watercourse runs through it.

It is waterlogged most of the year and freezes over in winter

Some 30 years ago it was planned to build a school there but the building did not take place because the ground was water-logged by underground spring

Birds and wildlife in the paddock

Blue tit

Great tit

Coal tit

Long tailed tit

Goldfinch

Greenfinch

Chaffinch

Bullfinch

Nuthatch Siskin

Dunnock

Sparrow

Black cap Goldcrest

Wren Robin

Blackbird

Crow

Jay

Magpie Thrush

Redwing

Sparrow hawk

Starling

Wood pigeon Collared dove

Greater spotted woodpecker

Swallows

Swifts

Tawny owl

Barn owl Red Kite Mallard Dragonfly Damselfly Peacock butterfly Browning butterfly Cabbage white butterfly Red admiral butterfly Monarch butterfly Painted lady butterfly Foxes

PRO-DEVELOPMENT

Our client is proposing to provide a residential scheme compromising of 25 dwellings based on SHLAA methodology. However, we consider that site would be more suitable for a lower density scheme, which would be more in keeping with its surroundings. This would consist of a mix of dwelling types and tenures with an emphasis on family houses. The housing mix would reflect the findings of the Council's Strategic Housing Market Assessment (20

METRO

Bats

In order to assess the site we have considered the following accessibility criteria:

- · Access to the Core Bus Network- within 400m of 4 buses per hour to Leeds, Wakefield or Bradford;
- · 20 minutes to primary health;
- 20 minutes to primary education;
- 30 minutes to a secondary school. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

English Heritage - The Church of the Holy Trinity is a Grade II Listed Building. There is a requirement in the 1990 Act that ':special retard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, before allocating this area, there would need to be some assesment of what contribution this currentlyundeveloped area makes to the signficance of this building and what effect its loss and subsequent development might have upon the significance of this

asset. If allocated, development proposals would need to ensure that those elements which contribute to the significance of these assets (including their setting) are not likely to be harmed.

Comments on	nhacina
COMMENTS OF	DHASHR

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site is within the urban area and surrounded by residential. Housing development is acceptable in principle.

Site Detai	ls
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Easting	427677	Northing	440175	Site area ha	0.6	SP7	Main Urban Area Extension
HMCA	North Leeds	S			Ward	Adel and W	harfedale

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

Topograp	hy Sloping	Landscape	No Tree Cover
Boundari	es Existing well defined	Road front	Yes

Description

Small paddock on junction of Back Church Lane and Long Causeway, which both have a road frontage with the site. Site slopes down towards the junction. Trees straddle the site boundary.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	titue ribbon development?	No
Would development result in an is	solated development?	No
Is the site well connected to the b	ouilt up area?	Yes
Would development round off the	e settlement?	Partial
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	ted sprawl

2. Prevent neighbouring towns from merging

-		
Would development lead to physical connection of settlements?		Yes
Do features provide boundaries to contain the development?		No
Coalescence Conclusion No merging of settlements		

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes	
Can development preserve this character?		
Observator Consolicities and the second seco		

Character Conclusion | Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

FZ1 under 1 ha. See comments in main text of our response.

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

Relates well to settlement. Well defined boundaries reduce potential for further sprawl. Overlaps conservation area.

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure pr	rovider comments			
LCC Highways Comments				
Public transport accessibility commen	ts		Rank	(1-5)
Public transport Core Strategy standar	rds not met, distance to	schools ok but little els	e1	i
Access comments Can only be accessed through 1079.				
can only be accessed through 1077.			3	3
Local network comments				
Local congestion issues.			3	3
Mitigation measures			Total	score
Unknown at this stage.				
-			7	'
Highways site support				
Yes with mitigation.	<u> </u>			
Contingent on other sites				
1079	·			
Contingent on other cites				
Contingent on other sites 1079				
1077				
Highways Agency				
Impact No material impact	Network Status	No objection		
n/a				
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
co-ordinated with Yorkshire Water's A the site. The forthcoming AMP(6) wil with YW's investment. It is particularl take into account available sewerage	Asset Management Plans Il run from April 2015 to y important that sites wh and WwTW capacity. If a	(AMP) to ensure the ne March 2020. Phasing is nich represent a 10% of a developer wants to be	oment that will connect to the public sewer system needs to ecessary infrastructure and capacity can be provided to set is one method used to ensure sites are brought forward in our greater increase in population served by the works shout ring a site forward before YW have completed any planned abount would be determined by a developer funded feasibility.	rve line Id d
Environment Agency				
Constraints				

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other	1		
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designat	ions
--------------	------

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	·
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

	0.00
Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	~

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	3416.56
Nearest bus stop	4384
Nearest bus stop distance (m)	458.56
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

Conclusions

Issues and Options Summary

Green Belt site. In conjunction with sites 1079 and 1246 development could be seen to effectively 'round off" the settlement form. Highway concerns regarding accessibility and can only be accessed via site 1079.

Site affects others?

Site could be brought forward alongside adjacent sites to enable sharing of utilities access etc

Sustainability summary

Significant negative - greenfield, greenhouse emissions and accessibility. Minor negative - transport network. Minor positive - access to health facilities and greenspace and flood risk.

Summary of reps

Access to the site is very difficult.

There are rare Jays, owls and hedgehogs living in the trees of the proposed sites.

The road on Tile Lane too narrow to accommodate the volume of traffic. Transport services are poor.

There has not been any 'needs assessment' carried out to date by Leeds City Council,

Any development of this land will alter the natural drainage of the land, which absorbs and holds rainwater and spring-water, thus assisting flood prevention elsewhere.

The stone pavement on Long Causeway is pmt of the historical legacy and character of Adel and should be preserved. The site lies within the Adel St John's Conservation Area. The Conservation Area is an area of special architectural/historic interest and the designation as a Conservation Area formally recognises the need to preserve or enhance the area.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. This site was considered alongside 1079. Without 1079, 1243 is only partially connected to the built up area. Local preference for other sites to be developed for housing and for 1079 and 1243 to remain as Green Belt.

Site Deta	ails						
Easting	427557	Northing	440096	Site area ha	2.5	SP7	Main Urban Area Extension
HMCA	North Leeds	6			Ward	Adel and W	harfedale

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Outdoor sport facility

Places of worship

Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description

Paddock to the north of recreational land. Established tree cover on the eastern boundary of the site. Site has no road frontage and would need to be accessed from neighbouring sites; 1243 or 1079. Site is flat.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

•	3 3	
Would development lead to physical connection of settlements?		Yes
Do features provide boundaries to contain the development?		No
Coalescence Conclusion	No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	Yes		
Can development pres	erve this character?			
Character Conclusion Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design				

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

FZ1 over 1 ha. See comments in main text of our response.

Site links to settlement aren't as strong as adjacent sites (would need to be developed with these). Well contained reducing potential for sprawl. Overlaps conservation area.

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	Unsuitable	Achievability: Uncertain	
Summary of infrastructure provide	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Poor accessibility all road.				
				1
Access comments				
No highway frontage, poor network unsuita	able for large addition	onal developme	nt, would need access through 1079.	
				2
Local network comments				
Local congestion issues.	<u>'</u>			
				3
Mitigation measures				Total score
unknown				
				6
Highways site support				- I
no				
Contingent on other sites				٦
1079				
Contingent on other sites				
1079				
Highways Agency				
Impact No material impact	letwork Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will run with YW's investment. It is particularly imp take into account available sewerage and V	Management Plans from April 2015 to loortant that sites wh WwTW capacity. If a	(AMP) to ensure March 2020. Ph nich represent a n developer war	Development that will connect to the public sewer syste the necessary infrastructure and capacity can be proviousing is one method used to ensure sites are brought for 10% or greater increase in population served by the worts to bring a site forward before YW have completed at The amount would be determined by a developer funder	ided to serve orward in line orks should ny planned
Environment Agency				
Constraints				

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk Flood Zone 1. Parts o	of the site towards the western boundary are shown to be susceptible to surface water flooding.
Utilities Gas	
Electric	
Fire and Rescue	
Telecoms	
Other English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

Spatial relationships

UDP D)esiç	gna	tions
-------	-------	-----	-------

J		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	

Core Strategy

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	~

% overlap

Regeneration Areas

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

Other Spatial Relationship LCC ownership % 0.00 Nearest train station Horsforth Nearest train station distance (m) 3279.31 4384 Nearest bus stop Nearest bus stop distance (m) 470.48 Agricultural classification Grade 3 Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area **~** Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

Green Belt site. In conjunction with sites 1079 and 1243 development could be seen to effectively 'round off' the settlement form. Highway concerns regarding accessibility and can only be accessed via site 1079 which may limit housing numbers.

Site affects others?

Would need access from neighbouring sites, 1079 or 1243.

Sustainability summary

Significant negative - greenfield, greenhouse emissions and accessibility. Minor negative - access to education and health facilities, transport network and historic environment. Minor positive - access to greenspace and transport network.

Summary of reps

Restricted vehicle access on back church lane and long causeway

Limited capacity of the feeder road (church lane) at peak times

History and heritage.

The roads and facilities would simply not be able to cope with any more development.

The roads around these areas are very narrow, e.g. Back Church Lane, Stairfoot Lane and Long Causeway.

There are serious access issues to both of these field as Back Church Lane is very narrow.

York Gate Gardens - an important feature of Adel which attracts thousands of visitors each year.

I object strongly, therefore, to any building being undertaken on any of these proposed sites which are presently (or potentially could be) food producing.

The harm that allocations would cause in terms of the purposes of the Green Belt, and to its key characteristics of openness and permanence.

the significant harm that would be caused to the setting of the Church of St John the Baptist (a Grade 1 listed building) and the interruption of key views of the church from within the Conservation Area;

The Council needs to carry out a thorough and urgent review of the infrastructure needs of the area and present a robust analysis and action plan setting out how it will resolve these issues in both the short and longer terms..

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

There are rare Jays, owls and hedgehogs living in the trees of the proposed sites.

The road on Tile Lane too narrow to accommodate the volume of traffic. Transport services are poor.

The public transport within walking distance is limited to one bus service

The fundamental need for more housing is undermined by the fact that the population growth of Leeds is lower than expected. Apparently there are other sites with planning permission that have not commenced building and whilst Leeds continues to have such a high number of homes standing empty and boarded up (approximately 15,500 homes according to recent reports).

A needs assesment is needed for the site area.

Any development here would also have a detrimental effect on Y orkgate a nationally renowned garden which brings visitors to the area.

The stone pavement on Long Causeway is pmt of the historical legacy and character of Adel and should be preserved.

Greenbelt land.

Current infrastructure cannot accommodate anymore housing in the area.

The population of Leeds is not currently growing at the rate expected and therefore the need to build on green belt is reducted.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

North Leeds

1246 Back Church Lane - former Rectory Paddock north of Memorial Rec Ground, Adel L

DPP Allocation Conclusion

Green Belt site. The site would need to come forward alongside site 1079 in order to connect to the built up area. 1079 to remain as Green Belt.

Site Deta	Site Details						
Easting	427158	Northing	438808	Site area ha	9.3	SP7	Main Urban Area Infill
HMCA	North Leeds	5	1		Ward	Weetwood	1
	1						
Site Cha	racteristic	cs					
Site type	Brownfield						
On-site lan	d uses						
Residential	institution	,					
Neighbouri	ng land uses	i					
Outdoor sp	ort facility						
Dwellings							
Other							
Other land	uses						
Governmen	t Buildings						
Topograph	y Undulatin	ıg			Landscape	Limited Tree	Cover
Boundarie	Boundaries Existing well defined Road front Yes						
Description							
Description							

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the		
Would development round off the		
Is there a good existing barrier band the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescopes Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Object to the Constitution	

Character Conclusion

1299A Otley Road - Bodington Hall, Lawnswood LS16 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport Core Strategy standards met for schools/health/local services but not for rail service. 5 Access comments Existing accesses suitable, Adel Lane access needs improved visibility 5 Local network comments Local congestion concern over Adel Lane traffic use. 3 **Total score** Mitigation measures Traffic calming on Adel Lane and footway improvements, crossing and cycle link on A661 13 Highways site support Yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency Network Status Impact** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	
Ecology boundary	
Education comments	
Flood Risk	
	s a small watercourse within the site, which is partly in culvert their setting or any features of special architectural or historic assess. Consequently, if allocated, development proposals would need to ensure that those elements which contribute to the set are not harmed.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

There is a mural relief by Hubert Dalwood on Boddingtons Hall. This is Listed Grade II. There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site	
11/05065/OT	Outline Application for residential development including means of access and demolition of existing buildings	R	81	
13/03308/RM	Substitution of house type to plot 2 (previous application 13/01100/RM) for addition of orangery	A	81	
13/00351/FU	Demolition of existing buildings	Α	75	
13/01100/RM	Demolition of existing buildings, laying out of access roads and erect 106 houses	Α	81	
12/02071/OT	Outline Application for residential development including partial means of access (to but not within the site) and demolition of existing buildings	A	81	
14/01749/FU	Erection of two feature entrance walls and railings	Α	81	
13/03187/COND	Consent, agreement or approval required by conditions 4, 6, 7, 9, 10, 11, 12, 18, 19, 20, 22, 23 and 24 of Planning Application 12/02071/OT	A	81	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	5.03	
N8 Urban Green Corridor	29.88	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station	Horsforth	
Nearest train station distance	2757.19	
Nearest bus s	13334	
Nearest bus stop distance	(m)	64.85
Agricultural classificat	tion	Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u> </u>
	1
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Conclusions

Issues and Options Summary

The site has outline planning permission (20th September, 2012 - estimated 160 units) for residential development.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth and part greenfield/brownfield. Significant positive - greenhouse emissions and accessibility. Minor positive - flood risk and transport network.

Summary of reps

Generally pro development but highways issues will need to be identified particulary in terms of Access, Traffic Congestion and Provision of public transport.

The lack of and/or inadequate infrastructre in the area would also need to be addressed.

Local services cannot support more housing growth though development is supported in principle.

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details							
Easting	426973	Northing	438489	Site area ha	17.4	SP7	Main Urban Area Infill
HMCA North Leeds		Ward	Weetwood				

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor sport facility

Neighbouring land uses

Dwellings

Transport tracks and ways

Residential institution

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

University playing fields opposite Lawnswood Cemetery. A660 adjacent to the West and A6120 ring road adjacent to the east of the site.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

•	•		
Would development lead	to physical conne	ction of settlements?	
Do features provide boun	daries to contain	the development?	
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment ag	gainst all 4 purposes of green belt a	and essential
characteristics of openness and perma		
SHLAA conclusions		
Availability: Short (=<5 yrs)	Suitability: Suitable	Achievability: Longterm (11+yrs)
Summary of infrastructure provid	er comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1
Public transport Core Strategy standards me	et for schools/health/local services but no	ot for rail service.
,		5
Access comments		
Portion of site to be protected for New Gene	eration Transport park and ride, mitigation	on works required for partial development of site.
_ocal network comments		
ocal congestion issues		4
Mitigation measures		Total sc
Partial development only, pedestrian crossin	gs Otley Road and traffic calming Asdel	Lane. 13
Highways site support		
No		
Contingent on other sites		
No		
Contingent on other sites No		
NO .		
Highways Agency		
	etwork Status	
No objection		
Network Rail		
NCLWOIK Kan		
Voukobino Moton		
Yorkshire Water Treatment Works Knostrop		
Knostrop High and Low Level are large work co-ordinated with Yorkshire Water's Asset Nather site. The forthcoming AMP(6) will run fwith YW's investment. It is particularly importance into account available sewerage and W	Management Plans (AMP) to ensure the room April 2015 to March 2020. Phasing it ortant that sites which represent a 10% of wTW capacity. If a developer wants to be	opment that will connect to the public sewer system needs to be necessary infrastructure and capacity can be provided to serve is one method used to ensure sites are brought forward in line or greater increase in population served by the works should bring a site forward before YW have completed any planned mount would be determined by a developer funded feasibility
Environment Agency		
Constraints		

FZ1 over 1 ha. See comments in main text of our response.

LCC
Ecology support
Ecology boundary
Education comments
Flood Risk
Flood Zone 1. Minor field drain in NW corner
Utilities
Gas
Electric
Fire and Rescue
. No drid ressaud
Telecoms
Toleconis
Other
English Heritage
Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site	
10/03580/ADV	5no. freestanding monolith directional signs	Α	100	
13/04318/TWA	New Generation Transport routes		60	

Spatial relationships

UDP Designations

g		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.20	
N8 Urban Green Corridor	99.96	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

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

Mon. 0.0	Sch. Ancient

Other Spatial Relationsh	nip
LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	
Nearest bus stop	4416
Nearest bus stop distance (m)	180.44
Agricultural classification	Non-agricultural
Overlaps SSS	
Overlaps SEG	
Overlaps LNA	
Overlaps LNF	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	-
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	V
Overlaps Minerals Safeguare	ded

Overlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

The site is currently designated as Protected Playing Pitch (N6) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G13. The site is also a proposed park and ride site on the existing UDP.

Site affects others?

Sustainability summary

Significant negative - loss of playing pitches, greenfield. Minor negative - community cohesion (loss of playing pitches). Significant positive - greenhouse emissions and accessibility. Minor positive - flood risk and transport network.

Summary of reps

PRO DEVELOPMENT:

General support for development on the site but affordable housing, social housing or housing for the elderly.

The site is generally supported for residential development in principle because it is not greenbelt however; access and highways issues need to be addressed to make it suitable.

There are suggestions that access should be from Otley Road so as to prevent traffic pressure on Adel Lane and Long Causeway and also encourage use of Otley Road bus services.

Protected Playing Pitch (N6) and greenspace should neither be prioritised over legitimate preservation of Green Belt land in line with LCC's legal obligations

From a public transport perspective, these sites (in principle) would be acceptable for housing development.

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

ANTI-DEVELOPMENT

Weetwood and Adel are identified as having a local deficiency in outdoor sport, something this site could help rectify.

The type of housing that should be constructed on this site should be in keeping with those of the neighbourhood i.e. expensive detached properties. Hence, this housing will not be of the types that provide affordable and social housing.

access to and from the sites from and to Adel Lane due to the existing traffic problems on the local roads at peak times, they are not designed for high traffic volumes and any upgrade would adversely affect the nature of the are

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Local preference for the site to be carried forward as proposed greenspace (there is also a possibility for park and ride on the site).

Site Details							
Easting	424708	Northing	437543	Site area ha	3.4	SP7	Main Urban Area Infill
HMCA North Leeds					Ward	Horsforth	-

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Allotment and city farm

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description

The site is currently used as a donkey field and is an open grassed space. Housing borders the site to the north and south, whilst woodland borders the site to the east and west.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

_		
Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Francisch was at Osmalius's a	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Can development preserve this character?	Site within/adjacent to conservation area/listed building/historical features?	
	Can development preserve this character?	

Character Conclusion

1310 Outwood Lane (land at), Horsforth, LS18 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Uncertain Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport Core Strategy Standards not met, schools ok but little else. 1 Access comments Highway frontage but trees and stone wall prevent suitable access and visibility. 2 Local network comments Local congestion issues. 3 **Total score** Mitigation measures Unknown at this stage. 6 Highways site support Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response.

Ecology support Not supported Not supported (RED). Cragg Wood LNA covers a large proportion of this site, based largely on the presence of semi-improved botanical surveys (2012) have revealed that the semi-improved grassland area outside the LNA designation is also equally val provides an important ecological link between woodland areas to the north-west and south-east. Needs to be assessed agains (SEGI) criteria. Ecology boundary Potential Local Wildlife Site - needs to be assessed. Education comments Flood Risk Flood Zone 1. There is a small length of culvert shown in the centre of the site. There are public combined sewers in the SE c Utilities Gas Electric Fire and Rescue	
Not supported (RED). Cragg Wood LNA covers a large proportion of this site, based largely on the presence of semi-improved botanical surveys (2012) have revealed that the semi-improved grassland area outside the LNA designation is also equally val provides an important ecological link between woodland areas to the north-west and south-east. Needs to be assessed agains (SEGI) criteria. Ecology boundary Potential Local Wildlife Site - needs to be assessed. Education comments Flood Risk Flood Zone 1. There is a small length of culvert shown in the centre of the site. There are public combined sewers in the SE companies of the second sewers in the SE companies of the sewers in the SE companies of the second sewers in the SE companies of the second sewers in the SE companies of the the SE companies	
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Potential Local Wildlife Site - needs to be assessed. Education comments Flood Risk Flood Zone 1. There is a small length of culvert shown in the centre of the site. There are public combined sewers in the SE c Utilities Gas Electric Fire and Rescue	uable. The land also
Education comments Flood Risk Flood Zone 1. There is a small length of culvert shown in the centre of the site. There are public combined sewers in the SE c Utilities Gas Electric Fire and Rescue	
Flood Risk Flood Zone 1. There is a small length of culvert shown in the centre of the site. There are public combined sewers in the SE c Utilities Gas Electric Fire and Rescue	
Flood Zone 1. There is a small length of culvert shown in the centre of the site. There are public combined sewers in the SE c Utilities Gas Electric Fire and Rescue	
Utilities Gas Electric Fire and Rescue	
Electric Fire and Rescue	orner of the site.
Electric Fire and Rescue	
Electric Fire and Rescue	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/01963/FU	Erection of 34 houses and associated landscaping, access roads and public open space	R	99

Spatial relationships

		1
UDP Designations		
		1
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.01	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

Core Strategy	

	_
Main Urban Area 100.00	% overlap
Major Settlement 0.00)
Minor Settlement 0.00	
laps Urban Extension	

Regeneration Areas						
		_	-			

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

Sch. Ancient Mon.	0.00

Other Spatial Relationshi	р
LCC ownership %	0.45
Nearest train station	Horsforth
Nearest train station distance (m)	1622.23
Nearest bus stop	10200
Nearest bus stop distance (m)	275.25
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	✓
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	ed

Overlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

Part of the site is designated as proposed greenspace (N5) on the existing UDP, linking to greenspace to the north west, north east and south of the site. See also greenspace section, page 35, question G14. A planning application for residential development was previously refused due to loss of greenspace, conservation reasons, and access issues. Highway concerns regarding access as the site has no road frontage and accessibility.

Site affects others?

Sustainability summary

Significant negative - greenspace (loss of N5), greenfield, ecology objection, greenhouse emissions and accessibility. Minor negative - transport network. Minor positive - access to education and health facilities and flood risk.

Summary of reps

HIGHWAYS

Access to site main concern.

Since the last Highways assessment (1999) the traffic flow along Outwood Lane has drastically increased.

Outwood Lane is to o narrow.

'The highway' Outwood Lane is unsuitable for access from the site – on a dangerous bend.

Very limited access, On one occasion, the Fire Services were unable to get down the lane due to the congestion of parked cars, and just a couple of weeks ago the waste collection van was blocked.

ENVIRONMENT

The site is covered by a tree preservation order. The following is a sample of the fauna that exists in the fields and allotments on Outwood

Serin

Blackbird

Foxes Bullfinch

woodpeckers

owls

cookcos

From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site not supported by highways.

1339 Calverley Lane, Horsforth - Clariant UK Ltd LS18 4RP

Site Details							
Easting	422162	Northing	437341	Site area ha	18.8	SP7	Main Urban Area Extension
HMCA	Aireboroug	h, North Lee	ds		Ward	Horsforth	
Site Characteristics							
Site type Brownfield							
On-site land uses - None							
Adjacent land uses - None							
Other land	Other land uses - None						

Boundaries	Road front	No	
Description			

Landscape

Greenbelt Assessment

Topography

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?					
Would development result in an isolated development?					
Is the site well connected to the built up area?					
Would development round off the settlement?					
Is there a good existing barrier between the existing urban area and the undeveloped land?					
Unrestricted Sprawl Conclusion					

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	1		
Does the site provide access to the countryside			
Does the site include local/national nature conservation areas (SSSIs			
Areas of protected/unprotected woodland/trees/hedgerows?			
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?			
Does the site contain buildings			
Are these buildings used for agricultural purposes?			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

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

1339 Calverley Lane, Horsforth - Clariant UK Ltd LS18 4RP **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/9/00115/MOD	331 dwellings including internal highways, landscaping and 2 retail units NON MATERIAL AMENDMENT to 12/04929/RM: Parking arrangements for the apartment	M01	81

North Leeds

1339 Calv	erley Lane, Horsforth - Clariant UK Ltd LS18 4RP			
	plots 294-302 including location of substation and handing of plot 318			
13/03593/COND	Consent, agreement or approval required by condition 17 of Planning Application 10/04068/OT	Α	81	
13/03588/COND	Consent, agreement or approval required by condition 12 of Planning Application 10/04068/OT	Α	81	
13/00408/COND	Consent, agreement or approval required by condition 11 of Planning Application 10/04068/OT	Α	81	
13/9/00173/MOD	331 dwellings including internal highways, landscaping and 2 retail units NON MATERIAL AMENDMENT to 12/04929/RM: Elements to plots 1 and 332 and 317	M01	81	
13/04187/COND	Consent, agreement or approval required by condition 2 of Planning Application 12/04929/RM	Α	81	
12/04929/RM	331 dwellings including internal highways, landscaping and 2 retail units	Α	81	
13/03346/COND	Consent, agreement or approval required by conditions 1, 10, 19, 25 and 26 required by Planning Application 12/04929/RM	Α	81	
13/03123/COND	Consent, agreement or approval required by conditions 8, 17, 18, 20, 21, 22, 23 and 27 of Planning Application 12/04929/RM	SPL	81	
13/03121/COND	Consent, agreement or approval required by condition 6 of Planning Application 12/04929/RM	Α	81	
13/02977/COND	Consent, agreement or approval required by condition 9 of Planning Application 12/04929/RM	Α	81	
13/03122/COND	Consent, agreement or approval required by conditions 11, 12, 13, 14, 15 of Planning Application 12/04929/RM	Α	81	
10/04068/OT	Outline Application including means of access to erect residential development for up to 400 dwellings with associated public open space, parking landscaping, ancillary retail unit, allotments, retention of sports ground with pavilion and associated off-site highway works	R	81	
14/00631/COND	Consent, agreement or approval required by condition 10 of Planning Application 10/04068/OT	Α	81	
13/9/00200/MOD	331 dwellings including internal highways, landscaping and 2 retail units NON MATERIAL AMENDMENT to 12/04929/RM: Handing of Plot 17 (T19 Type) and associated garages	M01	81	
13/03269/COND	Consent, agreement or approval required by conditions 3, 4, 5, 7 and 24 of Planning Application 12/04929/RM	SPL	81	

Spatial	relationship	S

UDP Designations

Core Strategy

1339 Calverley Lane, Horsforth - Clariant UK Ltd LS18 4RP

% overlap

N32 Greenbelt	32.92
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	13.36
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	✓
Sch. Ancient Mon.	0.00

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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

Other Spatial Relationship

Other Spatial Relations	snip	
LCC ownership	%	0.00
Nearest train station		Horsforth
Nearest train station distance (m)	2887.48
Nearest bus s	top	11733
Nearest bus stop distance (m)	439.93
Agricultural classificat	ion G	rade 3
Overlaps S	SSI	
Overlaps SE	EGI	
Overlaps L	NA	✓
Overlaps L	NR	
Overlaps Conservation A	rea	✓
Overlaps Listed Build	ing	
Overlaps Strat. Employment but	fer	
Overlaps Public Right of V	/ay	✓
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo	one	✓
Overlaps HSE Major Haza	ard	
Overlaps HSE Gas Pipel	ine	
Overlaps Pot. Contaminat	ion	✓
Overlaps Minerals Safegu	ardec	
Overlaps Minerals Safeguarded	100m	1

1339 Calverley Lane, Horsforth - Clariant UK Ltd LS18 4RP

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
	6: All these sites are filtered, so are currently outside of housing development. Travellers do not need all these sites have a good road connection, are not excessively large, they will make excellent sites for
Brownfields First sites in our area have already been	identified and not as yet been developed- Clariant, Kirkstall Forge and Woodside Quarry.
Comments on phasing	
oomments on priusing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	I planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	424143	Northing	439444	Site area ha	14.6	SP7	Main Urban Area Extension
HMCA	North Leeds	3			Ward	Horsforth	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Laid out as agricultural land, the site includes a number of smaller field boundaries. It lies within the Green Belt on the suburban edge of Horsforth. The Harrogate railway line forms the eastern boundary with Mosely Beck and residential properties beyond. Existing residential properties lie to the south and west. Fields extend to the north.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	Would development lead to/constitue ribbon development?		
Would development result in an i	Would development result in an isolated development?		
Is the site well connected to the I	ouilt up area?	Yes	
Would development round off the	Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		No	
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	ted sprawl	

2. Prevent neighbouring towns from merging

Would development lead	Yes	
Do features provide bound	No	
Coalescence Conclusion	No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion No effect on the setting and special character of history	ic features

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

Relates well to urban area. Low potential for further sprawl, however, site does provide access to counrtyside and performs an important safeguarding role.

SHLAA conclusions	<u> </u>				
Availability: Short		Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infr	astructure prov	vider comments			
LCC Highways Con Public transport acce Small portion of site	ssibility comments	alth accessibility. Som	ne local facilities includi		Rank (1-5)
Access comments					
	t adequate access n	ot achievable for the	amount of dwellings pr	roposed.	2
Local network comm	ents				
Local congestion issu	es.	,			3
Mitigation magazine					Total score
Mitigation measures Unknown at this stag	le.				
					8
Highways site suppor	t				,
no					
Contingent on other	citos				
no	51165				
Contingent on other	sites				
no					
Highways Agency		Not control Chat	No objection		
Impact No material	ППраст	Network Status	No objection		
Network Rail Horsforth Station im	provements, general	l asset protection issu	les		
	=	- deser protestion isse			
Yorkshire Water					
Treatment Works	Knostrop	and a subside a sure the	hulle of Loods Davids		
co-ordinated with You the site. The forthco with YW's investmentake into account ava	rkshire Water's Asse oming AMP(6) will ru t. It is particularly ir ailable sewerage and	et Management Plans in from April 2015 to mportant that sites wh d WwTW capacity. If a	(AMP) to ensure the n March 2020. Phasing is nich represent a 10% c a developer wants to b	oment that will connect to the public sewer system n ecessary infrastructure and capacity can be provided s one method used to ensure sites are brought forwa or greater increase in population served by the works iring a site forward before YW have completed any p nount would be determined by a developer funded fe	to serve ard in line should lanned

Environment Agency

Constraints

FZ3 adjoins site and very slightly into east side of site. See comments in main text of our response.

LCC	
Ecology support	Not supported
Not supported (RED). No site designations but large parts of the site have semi-improved grassland small fields, and numerous hedgerows.
Ecology boundary	
	gation if Red hatched areas are excluded and the boundary is amended as per drawing RM/2046. Mitigation will still be required labitats are protected and enhanced.
Education comments	
Flood Risk	
	are a number of field drains within the site. We have incidents of local flooding due to blockages on these systems. Parts of to surface water flooding.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
	Proposal Decision % of site

Spatial relationships

UDP Designations		
N32 Greenbelt	99.53	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	98.17	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.47	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas					
0.00	% overlap				
0.00					
0.00					
0.00					
0.00					
	0.00 0.00 0.00				

Other Spatial Relationship

LCC ownership %	99.67
Nearest train station	Horsforth
Nearest train station distance (m)	412.02
Nearest bus stop	1799
Nearest bus stop distance (m)	360.12
Agricultural classification	Grade 3b
Overlaps SSSI	
Overlaps SEGI	$\bar{\Box}$
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	Y Y Y
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	m

Conclusions

Issues and Options Summary

Green Belt site. The site performs a role in safeguarding the countryside from encroachment, but is relatively well contained with residential development to three sides, except the north. The site is also designated as proposed open space (N5) on the existing UDP. See also greenspace section, page 35, question G15. The site also lies within the airport public safety zone where development is not permitted and there are Highways concerns regarding access and local network constraints.

Site affects others?

Sustainability summary

Significant negative - greenspace (loss of N5), greenfield and ecology objection. Minor negative - landscape and natural resources (agricultural land). Minor positive - flood risk.

Summary of reps

Highways Concerns

Scotland Lane is a narrow road which cannot sustain the amount of traffic which would be required.

Due to speed cameras being installed on the A65 Rawdon Road traffic now cuts through Scotland Lane onto Brownberrie Lane to find a short cut through Horsforth. The traffic calming measures that are in place on Scotland Lane have not reduced the volume of traffic.

Access to the site would present problems both onto Scotland Lane and Station Road. The area would also be on a direct line of access to Runway 32 at Leeds/Bradford International Airport.

Although there is a bus route on the A65, this is hardly fit for purpose now, with journey times into and out of Leeds at peak travel time taking 1 hr, which is ridiculous for a 5 mile journey.

Site is within the airport Public Safety Zone then it should not be built on.

Generally Scotland Lane/Brownberrie Lane/Old Ball Roundabout and Station Road are congested already with local traffic, passing traffic, airport traffic, the Plymouth Breveran Church and Trinity College traffic as well as all the traffic using this area as a short cut from surrounding towns to Leeds.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site lies within the airport public safety zone and is not supported by Highways.

Site Details								
Easting	426291	Northing	437514	Site area ha		2.3	SP7	Main Urban Area Infill
HMCA	North Leeds	S				Ward	Weetwood	-
					,			

Site Characteristics

Site type Brownfield

On-site land uses

Education

Outdoor amenity and open space

Car Parks

Neighbouring land uses

Outdoor sport facility

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Former West Park Centre off Spen Lane, West Park. Brownfield site within residential area.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?					
Would development result in an isolated development?					
Is the site well connected to the built up area?					
Would development round off the settlement?					
Is there a good existing barrier between the existing urban area and the undeveloped land?					
Unrestricted Sprawl Conclusion					

2. Prevent neighbouring towns from merging

Would development lead t	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features? Can development preserve this character?		
Can development preserve this character?	Site within/adjacent to conservation area/listed building/historical features?	
·	Can development preserve this character?	

Character Conclusion

Constraints

FZ1 over 1 ha. See comments in main text of our response.

2049 West Park Centre LS16 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport Core Strategy standards met for schools/health/local services but not for rail service. 5 Access comments Bus stop and pedestrian crossing to consider in proximity of access but should be achievable. 5 Local network comments Local congestion issues. 3 Total score Mitigation measures Unknown at this stage 13 Highways site support Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency**

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Housing sites 4056, 4 allocations on the inte	057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these rest features of the SSSI should be examined.

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/04313/DEM	Determination for demolition of centre	Α	100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	12.50	
N8 Urban Green Corridor	12.50	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

- 1			
	Inner South RA	0.00	% overlap
	LB Corridor RA	0.00	
	EASEL RA	0.00	
	Aire Valley RA	0.00	
	West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	100.00
Nearest train station	Headingley
Nearest train station distance (m)	1761.63
Nearest bus stop	9535
Nearest bus stop distance (m)	86.21
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

Conclusions

Issues and Options Summary

Former West Park Centre, within the urban area. Residential development acceptable in principle as this is a brownfield site within a residential area. Existing buildings on site formerly in community use.

Site affects others?

Sustainability summary

Minor negative - part greenfield/brownfield. Significant positive - greenhouse emissions and accessibility. Minor positive - access to health facilities and greenspace, flood risk and transport network.

Summary of reps

General Support for development of the site:

Easy access from main Otley Road

WEST PARK CENTREThis site would fit in to the present residential areas and access is mainly already there with access to the Ring Road and other major roads

Public Transport Access.

Those opposing development it is maily because of the site being of community value.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Former West Park Centre. Residential development acceptable in principle as this is a brownfield site within a residential area.

2051A King Lane, Alwoodley LS17

Site Deta	ails						
Easting	428922	Northing	441359	Site area ha	116.3	SP7	Main Urban Area Extension
HMCA	North Leeds	, Outer Nor	th West		Ward	Alwoodley	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor sport facility (golf)

Other land uses

Utilities - water storage (reservoir)

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Extensive sprawling site to the rear of properties on Alwoodley Lane extending to the boundary of Eccup reservoir to the north and to Eccup Lane, Eccup Moor Road and King Lane. The site is in agricultural use.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

•	J ,	
Would development lead to/cons	titue ribbon development?	No
Would development result in an	Would development result in an isolated development? Is the site well connected to the built up area? Would development round off the settlement?	
Is the site well connected to the		
Would development round off th		
Is there a good existing barrier between the existing urban area and the undeveloped land? Unrestricted Sprawl Conclusion High potential to lead to unrestricted.		No
		cted sprawl

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No	
Do features provide boundaries to contain the development?		No	
Coalescence Conclusion	No merging but there is no defensible bo	undary	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion | Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No	
Can development pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features	

2051A King Lane, Alwoodley LS17

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

Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl.

CIII			:	
ЭΗΙ	LAA	concl	usi	ons

Availability: Medium (6-10yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Entire site outside accessibility standards. Small percentage within walking distance of primary health and education. 2 Access comments Scale of development would require multiple accesses to be provided, difficult to see how this requirement could be met given the 2 limited road frontages available. Local network comments King Lane in vicinity of site has significant defiencies. 1 **Total score** Mitigation measures Unknown. Site has only a small frontage onto King Lane, so extensive mitigation works would not appear possible. 5 Highways site support No Contingent on other sites

Highways Agency

Contingent on other sites

	A CONTRACTOR OF THE CONTRACTOR	
Impact	Network Status	
Major impact - Likely to require significan	nt physical mitigation	

Network Rail

Yorkshire Water

Treatment Works Knostrop High Level

Large surface water sewers within south and east of site and raw water main in east.

Environment Agency

Constraints FZ 2 & 3

FZ1 over1 ha. Small encroachment by FZ3 next to Eccup Reservoir. See comments in main text of our response.

LCC

Ecology support Not supported

Not supported (RED). No site-specific designations but Eccup Reservoir Site of Special Scientific Interest is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.

North Leeds

2051A King Lane, Alwoodley LS17

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Minor watercourse runs through site and discharges into Eccup Reservoir

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

N32 Greenbelt 99.99 % overlap N34 PAS 0.00 **RL1 Rural Land** 0.00 0.00 N1 Greenspace N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA ✓

Core Strategy

Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

Regeneration Areas

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

Other Spatial Relationship

Sch. Ancient Mon.

LCC ownership %	99.26
-----------------	-------

0.00

2051A King Lane, Alwoodley LS17

Nearest train station	Horsforth
Nearest train station distance (m)	5018.41
Nearest bus stop	172
Nearest bus stop distance (m)	583.44
Agricultural classification	Grade 3
Overlaps SSS	V
Overlaps SEG	
Overlaps LNA	\
Overlaps LNF	2
Overlaps Conservation Area	a 🗌
Overlaps Listed Building	9 🗌
Overlaps Strat. Employment buffe	r 🔲
Overlaps Public Right of Way	<i>y</i>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	1
Overlaps Minerals Safeguar	ded
Overlaps Minerals Safeguarded 10	00m

2051A King Lane, Alwoodley LS17

Conclusions

Issues and Options Summary

Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.

Site affects others?

Sustainability summary

Significant negative- community cohesion and local distinctiveness (size of site relative to settlement), greenfield, ecology objection, landscape and natural resources (agricultural land). Minor negative - access to education and leisure facilities, community participation (poor access), greenspace, greenhouse emissions, transport network and accessibility. Minor positive - flood risk.

Summary of reps

Disagree

Important recreation area for local residents.

Isolated from current housing.

No building of any more houses.

Less disruption to peoples lives.

Site unsuitable and object to any proposal to build here.

Strongly favour this site keeping its protected status.

Site considered a 'protected area.' (UDP, Vol, 2, p.67)

Insufficient road infrastructure would be adversely affected by development.

Development there would represent a major isolated new settlement completely lacking in any facilities.

Agree

Local network capacity inadequate.

Large site but is contained within defensible boundaries which will contain it and prevent sprawl.

Good transport infrastructure.

Site has clearly defined boundaries.

Closeness to Leeds.

Localised smaller scale devlopements at the head of Lakeland Drive and at the open fork in Windemere Drive should be possible without invoking sprawl or access issues.

Well supplied with good traffic arteries

Would not have a dramatic effect on traffic patterns or solid structures.

Statutory

Metro - "We agree that these sites would not be suitable for housing development."

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.

2051B King Lane, Alwoodley LS17

Site	Det	ails
σ		uiis

Easting	428415	Northing	440640	Site area ha	20.3	SP7	Main Urban Area Extension
HMCA North Leeds, Outer North West		Ward	Alwoodley				

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Outdoor sport facility

Dwellings

Managed Forest

Other land uses - None

Topograph	y Sloping	Landscape	Limited Tree Cover
Boundarie	Existing well defined	Road front	Yes

Description

Land to the west of King Lane bordering Headingley Golf Course in agricultural use.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	itue ribbon development?	No
Would development result in an is	solated development?	No
Is the site well connected to the b	ouilt up area?	Yes
Would development round off the	Would development round off the settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	cted sprawl

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes
Do features provide bound	daries to contain the development?	No
Coalescence Conclusion	No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No	
Can development pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features	

2051B King Lane, Alwoodley LS17

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

Unrelated to the existing settlement pattern. Well contained site reducing potential for further sprawl.

SHLAA conclusions					
	10	0	IDE: III		,
Availability: Medium (6-	10yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yr	S)
Summary of infrastr	ructure provide	er comments			
LCC Highways Commer					
Public transport accessibili					Rank (1-5)
<u> </u>		all percentage wit	thin walking distance of	f primary health and education.	
		, ,	ŭ		2
Access comments					
Scale of development wou limited road frontages ava		accesses to be pro	ovided, difficult to see I	how this requirement could be met given the	2
iiiiitea road irontages ava	illable.				
Local nativarie comments					
Local network comments King Lane in vicinity of site	e has significant de	fiencies.			
g	g				1
Mitigation measures					Total score
Unknown. Site has only a	small frontage onto	King Lane, so ex	tensive mitigation work	ss would not appear possible.	5
link site e					
Highways site support No					7
Contingent on other sites					
oonlingent on other sites					
Contingent on other sites					
Highways Agency					
Impact		twork Status			
Major impact - Likely to re	equire significant ph	nysical mitigation			
Network Rail					
Yorkshire Water					
Treatment Works Kno	ostrop High Level				

Environment Agency

Constraints

FZ1 over1 ha. See comments in main text of our response.

Sewers and water mains in access road through centre.

LCC

Ecology support Not supported

Not supported (RED). No site-specific designations but Eccup Reservoir SSSI is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.

North Leeds

2051B King Lane, Alwoodley LS17

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

N32 Greenbelt 99.99 % overlap N34 PAS 0.00 **RL1 Rural Land** 0.00 N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 26.87 N8 Urban Green Corridor CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA ✓ Sch. Ancient Mon. 0.00

Core Strategy

Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	99.49
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2051B King Lane, Alwoodley LS17

Nearest train station		Horsforth
Nearest train station distance	(m)	4266.64
Nearest bus s	top	7075
Nearest bus stop distance	(m)	255.86
Agricultural classificat	tion	Grade 3
Overlaps S	SSI	
Overlaps S	EGI	✓
Overlaps L	_NA	
Overlaps L	NR	✓
Overlaps Conservation A	rea	
Overlaps Listed Build	ling	
Overlaps Strat. Employment bu	ffer	
Overlaps Public Right of V	Vay	✓
Overlaps SFRA Flood Z	one	
Overlaps EA Flood Z	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contaminat	tion	
Overlaps Minerals Safegu	uarde	ed
Overlaps Minerals Safeguarded	100	m

2051B King Lane, Alwoodley LS17

Conclusions

Issues and Options Summary

The site has no defensible Green Belt boundary, but the potential sprawl is contained by the golf course, road and woodland.

Site affects others?

Sustainability summary

Significant negative - community cohesion and local distinctiveness (size of site relative to settlement), greenfield, ecoloby objection, landscape and natural resources (agricultural land). Minor negative - access to leisure facilities, community participation (poor access), greenhouse emissions, transport network and accessibility. Minor positive - access to health, greenspace and flood risk.

Summary of reps

Disagree

Isolated from current housing

Poor local network capacity

unsuitable and object to any proposal to build here

The width of king Lane between The Crescent and Alwoodley Lane is inadequate for current vehicular traffic.

Would severely impact the area of Adel.

Substandard road network

Agree

Located relatively close to centre of Leeds.

Contained within defensible boundaries to prevent urban sprawl.

Relatively good transport links.

far better transport infrastructure to support housing development

Statutory

Given the poor accessibility, we agree that this site would not be suitable for housing development. (Metro)

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.

Site Deta	ails						
Easting	428319	Northing	439393	Site area ha	17.2	SP7	Main Urban Area Extension
HMCA	North Leed:	S			Ward	Adel and W	/harfedale

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

-	Topography	Sloping	Landscape	Limited Tree Cover
	Boundaries	Existing well defined	Road front	Yes

Description

Greenbelt site East of Adel off Tile Lane, currently in agricultural use.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No		
Would development result in an i	No		
Is the site well connected to the	Is the site well connected to the built up area?		
Would development round off the	Would development round off the settlement?		
Is there a good existing barrier b and the undeveloped land?	No		
Unrestricted Sprawl Conclusion Low potential to lead to unrestrict		ted sprawl	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		No	
Do features provide boundaries to contain the development?		No	
Coalescence Conclusion	No merging but there is no defensible boo	undary	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

	• .	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

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

Relates well to settlement. No defensible boundary to south. \\

SHLAA conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public Transport Core Strategy Standards not met, primary school and health ok but little else. 1 Access comments Requires widening of Tile Lane outside site (Leeds City Council land) to extend adopted highway. Limit capacity to 200 unless 2 combined with site 685 and a loop road created through this site to Sir George Martin Road, possible bus link. Local network comments Local congestion issues. 3 Total score Mitigation measures Unknown at this stage 6 Highways site support Yes with mitigation Contingent on other sites 685 Contingent on other sites 685 **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ3 adjoins site and very slightly into east side of site. See comments in main text of our response.

LCC		
Ecology suppor	t	Not supported
Not supported	(RED).	Meanwood Valley SEGI forms part of the site and Meanwood Beck runs along part of the eastern boundary.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawing RM/2052. Mitigation will still be required to ensure the adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to cons

Education comments

Flood Risk

Flood Zone 1. Nort East corner of site potentially at risk of flooding from Adel Beck. There is a field drain running across the site.

UtilitiesGas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number

Proposal

Decision

% of site

% overlap

Spatial relationships

UDP Designations

ODI Designations		
N32 Greenbelt	98.52	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	57.15	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	98.52	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	1.48
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	✓

Regeneration Areas

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

Other Spatial Relationship

LCC ownership % 99.99

Nearest train station	Headingley
Nearest train station distance (m)	3873.85
Nearest bus stop	11321
Nearest bus stop distance (m)	495.23
Agricultural classification	Non-agricultural
Overlaps SSSI	
Overlaps SEGI	✓
Overlaps LNA	
Overlaps LNR	✓
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	~
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	1 🗂
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	Om
	

Conclusions

Issues and Options Summary

Green Belt site. Development would be contained by residential development to the west and north (once the existing centre is redeveloped), and by woodland on the eastern boundary. However, no existing defensible boundary exists to the south. Highway concerns regarding poor accessibility and the narrow width of the estate road linking to the site.

Site affects others?

Bringing site forward alongside neighbouring sites would enable shared delivery of utilities but most importantly access

Sustainability summary

Significant negative - greenfield, ecology objection, greenhouse emissions and accessibility. Minor negative - transport network. Significant positive - greenspace access. Minor positive - access to health and flood risk.

Summary of reps

Disagree

Inadequate transport and road infrastructure.

Roads too narrow and not adequate for the additional volume of traffic.

Significant peak hour traffic problems on surrounding roads

housing development would be totally inappropriate in this location

Not suitable for development.

No defensible boundary to south of the site

Housing need?

Agree

Statutory

Site falls outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public

transport accessibility requirements should housing be brought forward.

We agree that these sites would not be suitable for housing development.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Part of urban green corridor with no defensible boundary to the south.

2053A Alwoodley Lane, Alwoodley LS17

Site Deta	ails						
Easting	430461	Northing	441059	Site area ha	5.9	SP7	Main Urban Area Extension
HMCA	North Leeds				Ward	Alwoodley	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor sport facility

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description

Greenfield site to the north of Alwoodley Lane, Alwoodley. No road frontage.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	solated development?	No
Is the site well connected to the	built up area?	No
Would development round off the	e settlement?	No
Is there a good existing barrier band the undeveloped land?	etween the existing urban area	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	cted sprawl

2. Prevent neighbouring towns from merging

Nould development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion No merging of settlements	•

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

	• .	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

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

 $Relates\ poorly\ to\ settlement,\ slightly\ disconnected.\ Well\ defined\ boundaries\ reduce\ potential\ for\ further\ sprawl,\ well\ contained\ site.$

2053A Alwoodley Lane, Alwoodley LS17

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	structure provider	comments			
LCC Highways Comi	ments				
Public transport access	sibility comments				Rank (1-5)
	king distance of 4 buses ansport assessment. 30°			mary education within walking distance as set es within the distance.	3
Access comments					
Access achievable onto	o Alwoodley Lane, but no	o footway along	frontage.		4
Local network commer	nts				
Cumulative issues.		1			_
					4
Mitigation measures					Total score
_	e, capacity improvemen	ts at Alwoodley I	Lane/Harrogate Road si	gnals.	11
Highways site support					
Yes with mitigation	-	1			
Contingent on other si	tes				
No					
Contingent on other si	tes				
No					
Highways Agency					
Impact	Netv	vork Status			
No objection					
Network Rail					
	1				
Yorkshire Water	Knostron				
Treatment Works	Knostrop	which sorve the	hulk of Leeds Develop	nent that will connect to the public sewer system	needs to be
co-ordinated with York the site. The forthcon with YW's investment. take into account avail	sshire Water's Asset Mar ning AMP(6) will run fror It is particularly importa lable sewerage and Ww ⁻	nagement Plans (m April 2015 to Nant that sites wh TW capacity. If a	(AMP) to ensure the neometh March 2020. Phasing is a lich represent a 10% or a developer wants to brid	restart that will conflect to the public sewer system ressary infrastructure and capacity can be provide one method used to ensure sites are brought for greater increase in population served by the wor ng a site forward before YW have completed any ount would be determined by a developer funded	ed to serve ward in line ks should planned
Environment Agend	:у				
Constraints					
FZ1 over 1 ha. See co	omments in main text of	our response.			
LCC					
Ecology support					

North Leeds

2053A Alwoodley Lane, Alwoodley LS17

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

% overlap

UDP Designations		
N32 Greenbelt	100.00	9
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	✓	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	100.00
-----------------	--------

2053A Alwoodley Lane, Alwoodley LS17

Nearest bus stop Nearest bus stop distance (m) Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	orsforth
Nearest bus stop distance (m) Agricultural classification Gra Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	6337.78
Agricultural classification Gra Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	5513
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	391.39
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	ide 3
Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	
Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	
Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	
verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	
Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	
Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	
Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	
Overlaps Pot. Contamination	
•	
Overlans Minerals Safeguarded	
Overlaps Millerais Sareguarded	
verlaps Minerals Safeguarded 100m	

2053A Alwoodley Lane, Alwoodley LS17

Conclusions

Issues and Options Summary

Green Belt site. The site has been split into 2 sites. Site A is unrelated to the existing settlement, is nearer to Eccup Reservoir and would create an incursion into Green Belt that could set a precedent for further sprawl.

Site affects others?

Sustainability summary

Significant negative - greenfield, ecology objection, landscape and natural resources (agricultural land). Minor negative - access to education and health facilities and greenspace. Minor positive - flood risk and transport network.

Summary of reps

Disagree

Agree

Road infrastructure.
Better amenities.
Transport/road network.
Local amenities.
Close to schools.
Little environmental impact.

Zittio oittii oittii iii pat

Statutory

Site not considered suitable for allocation for housing and falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

We agree that this site would not be suitable for housing development.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Site A is unrelated to the existing settlement, is nearer to Eccup Reservoir and would create an incursion into Green Belt that could set a precedent for further sprawl.

2053B Alwoodley Lane, Alwoodley LS17

Site Deta	alis							
Easting	430815	Northing	440892	Site area ha	13.4		SP7	Main Urban Area Extension
HMCA	North Leeds	s, Outer Nor	rth West		Ward	d	Alwoodley	_

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor sport facility

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site off Alwoodley Lane, Alwoodley. Connected to housing on two sides.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No	
Would development result in an i	No	
Is the site well connected to the	built up area?	Yes
Would development round off the	Partial	
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion		cted sprawl

2. Prevent neighbouring towns from merging

Would development lead	Yes	
Do features provide boun	No	
Coalescence Conclusion	No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No		
Can development pres	erve this character?			
Character Conclusion	No effect on the setting and special character of historic features			

2053B Alwoodley Lane, Alwoodley LS17

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

Relates well to urban area. Well contained reducing impact for further sprawl.

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments Public transport accessibility comments Rank (1-5) 40% of site within walking distance of 4 buses per hour. 25% of site has access to primary education within walking distance as set out in Core Strategy transport assessment. 30% of the site has access to health services within the distance. 3 Access comments Access achievable onto Alwoodley Lane, but no footway along frontage. Local network comments Cumulative issues. 4 **Total score** Mitigation measures Footway along frontage, capacity improvements at Alwoodley Lane/Harrogate Road signals. 11 Highways site support Yes with mitigation. Contingent on other sites No.

Contingent on other sites

Nο

Highways Agency

	Impact	No material in	mpact	Network Status	No objection
No objection					

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

2053B Alwoodley Lane, Alwoodley LS17

LCC

Ecology support Not supported

Not supported (RED). No site-specific designations but Eccup Reservoir SSSI is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.

Ecology boundary

Education comments

2053B=353 houses generates 88 primary and 35 secondary children. Land potentially needed for primary school expansion by 0.5FE.

Flood Risk

Flood Zone 1. Eastern boundary and NE corner of site at possible flood risk from Wigton Knowle beck and tributary.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing site 2053B is close to Eccup Reservoir SSSI. This site is important for wintering wildfowl (an identified interest feature), consequently increased recreational disturbance as a result of this allocation is a primary concern. A copy of the SSSI citation can be found at www.sssi.naturalengland.org/citation_photo/1003837.pdf

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

our besignations		
N32 Greenbelt	99.76	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	✓	

Core Strategy

Main Urban Area	0.24
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	✓

% overlap

Regeneration Areas

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

2053B Alwoodley Lane, Alwoodley LS17

Sch. Ancient Mon.	0.00

Other Spatial Relationship	ρ
LCC ownership %	100.00
Nearest train station E	Burley Park
Nearest train station distance (m)	6415.13
Nearest bus stop	2790
Nearest bus stop distance (m)	138.87
Agricultural classification (Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

2053B Alwoodley Lane, Alwoodley LS17

Conclusions

Issues and Options Summary

Green Belt site. The site has been split into 2 sites. Development of site B would constitute 'rounding off' of the existing settlement and is well related to the existing urban area. Concerns about local ecology impact.

Site affects others?

Sustainability summary

Significant negative - greenfield and ecology objection, landscape and natural resources (agricultural land). Minor negative - access to education and health facilities and greenspace. Minor positive - flood risk and transport network.

Summary of reps

For Development

Clearly defined boundaries.

minimal invasion on green space.

Logical area joining up residential areas to the north of Alwoodley Lane

Little environmental impact.

Good access to schools.

Transport infrastructure.

Good transport links.

Not isolated from nearby housing.

Greater selection of schools, shops doctors.

Schools convenient with space to accommodate more pupils.

Site harmonises with the current housing settlement.

This location will allow the appropriate road improvements to be made to accommodate additional traffic and pedestrian safety.

Against Development

Potential delivery issues.

Site does not relate well to the existing built up area.

Wrong type of housing.

The width of king Lane between The Crescent and Alwoodley Lane is inadequate for current vehicular traffic.

Statutory

Metro - "The site falls outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public

transport accessibility requirements should housing be brought forward.

We agree that this sites would not be suitable for housing development."

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. Development of site B would constitute 'rounding off' of the existing settlement and is well related to the existing urban area.

2055 Carr Manor, Meanwood LS6

Site Details							
Easting	429456	Northing	437876	Site area ha	4.7	SP7	Main Urban Area Infill
HMCA	North Leeds			Ward	Moortown		

Site Characteristics

Site type Mix 70:30

On-site land uses

Allotment and city farm

Dwellings

Unmanaged Forest

Neighbouring land uses

Education

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield/brownfield (predominantly greenfield) site off Stonegate Road, Meanwood. Part of the site is occupied by Carr Manor house (Grade II listed). The surrounding area is mostly residential.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

North Leeds

2055	Carr Manor, Mean	wood LS6			
	nclusion from assessm stics of openness and p		oses of green bel	and essential	
SHLAA con	nclusions				
Availability	y: Short (early)	Suitability	Suitable	Achievability: Short (=<5yrs)	
Summary	of infrastructure p	rovider comments			
———	ays Comments				
	port accessibility commen				Rank (1-5)
Core Strateo	gy accessibility standards i	met, Meanwood local cer	nttre approx 1300m	away.	4
Access com					
crossing.	ontage with Stonegate Ro	ad but sections of this a	re sterilised by prese	nce of adopted junctions opposite and pelican	5
Local netwo	rk comments				
Relatively sr	mall scale development un	likely to adversly effect	operation of local ne	twork.	5
					Total score
Mitigation m	neasures				14
Highways si	to cupport				
Yes	те заррогт				7
Contingent of	on other sites				
No		,			
Contingent	on other sites				
No	on other sites				7
Highways	Agency				
'	material impact	Network Status	No objection		
n/a					
Network F	Rail				
Yorkshire	Water				
Treatment V					
	•	e works which serve the	hulk of Leeds Deve	lopment that will connect to the public sewer syste	em needs to be
co-ordinate the site. Th with YW's in take into ac	d with Yorkshire Water's A ne forthcoming AMP(6) wil nvestment. It is particularl count available sewerage	Asset Management Plans Il run from April 2015 to y important that sites w and WwTW capacity. If	(AMP) to ensure the March 2020. Phasing hich represent a 10% a developer wants to	or necessary infrastructure and capacity can be proved is necessary infrastructure and capacity can be proved is not method used to ensure sites are brought for or greater increase in population served by the work by bring a site forward before YW have completed a amount would be determined by a developer fundament.	rided to serve forward in line vorks should ny planned
Environme	ent Agency				
Constraints					
FZ1 over 1	ha. See comments in mai	n text of our response.			

North Leeds

2055	Carr Manor, Meanw	rood LS6			
LCC					
Ecology supp	ort Supported				
Supported					
Ecology bour	ndary				
Education co	mments				
Flood Risk					
Flood Zone 1	. Large open pond area wit	thin centre of site.			
Utilities Gas					
Electric					
Fire and Reso	cue				
Telecoms					
Other					
English Herit					
had to the de Consequent! the signfican If allocated,	esirability of preserving List y, before allocating this are ce of these buildings and w	ed Buildings or their setti a, there would need to be hat effect its loss and su	Manor House. There is a requiremeng or any features of special arches some assesment of what contribuse sequent development might have nose elements which contribute to	nitectural or historic interest wh oution this currently undevelope re upon the significance of these	ich they possess. ed area makes to e assets.
Natural Engla	and				
Planning H	story Applications since	1/1/2009, covering more	than 50% of the site		
App Numbe	r Proposal		Decision	n % of site	
Spatial rela	tionships				
	signations	Core	e Strategy		

2055 Carr Manor, Meanwood LS6

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	8.58	
N5 Open Space	0.00	
N6 Playing Pitch	0.03	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

Other Spatial Relationship	
LCC ownership %	100.00
Nearest train station Bu	rley Park
Nearest train station distance (m)	3114.62
Nearest bus stop	1939
Nearest bus stop distance (m)	84.00
Agricultural classification Ur	ban
Overlaps SSSI	
Overlaps SEGI	
•	\vdash
Overlaps LND	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

2055 Carr Manor, Meanwood LS6

Conclusions

Issues and Options Summary

Site includes designated allotments (N1A) on existing UDP, and listed building. See also greenspace section, page 36, question G16. Conversion of listed building to residential is a possibility, but would need to maintain character of Carr Manor. Capacity revised down from 37 to 15 to reflect this. Conversion only would allow retention of allotments.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace (allotments). Minor negative - employment, economic growth, part greenfield/brownfield, landscape and historic environment. Minor positive - access to education and health, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Generally there is support to retain the site as greenspace for use as allotments.

The site is currently in community use as allotments and there is a high demand for them in the area.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site includes designated allotments (N1A) on existing UDP, and listed building. Conversion of listed building to residential is a possibility, but would need to maintain character of Carr Manor. Capacity revised down to 15 to reflect this.

2058 Talbot Avenue - Allerton Grange High, Moor Allerton LS17

Site Details							
Easting	431325	Northing	438400	Site area ha	2	SP7	Main Urban Area Infill
HMCA I	North Leeds			Ward	Roundhay		

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor sport facility

Neighbouring land uses

Education **Dwellings**

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

The site is currently used as playing fields as part of the Allerton Grange High School complex. The school borders the site to the east and housing borders on all 3 other sides.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

	-	
Would development lead to/constitue ri	bbon development?	
Would development result in an isolate	d development?	
Is the site well connected to the built u		
Would development round off the settle		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

_		
Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
F 1 10 1 1	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Can development preserve this character?	Site within/adjacent to conservation area/listed building/historical features?	
	Can development preserve this character?	

Character Conclusion

2058 Talbot Avenue - Allerton Grange High, Moor Allerton LS17 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility. 5 Access comments The site has limited frontage 5 Local network comments Spare capacity. 5 Total score Mitigation measures 15 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response.

North Leeds

2058 Talbot Avenue - Allerton Grange High, Moor Allerton LS17

	A Avenue - American Grunge Fingh, Moor American 2017
LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1. Public s	sewers and a culvert located within the site boundary.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	7
Telecoms	
Other	
English Heritage	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
10/04117/COND	Consent, agreement or approval required by conditions 5, 8, 9 and 10 of Planning Application 06/07127/LA	SPL	99
10/04115/COND	Consent, agreement or approval required by conditions 15, 18, 26, 27, 31, 32, 36, 40 and 41 of Planning Application 30/367/05/OT	SPL	100
09/03523/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Planning Application 06/07127/LA	SPL	99
09/03525/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 and 49 of Planning Application 30/367/05/OT	SPL	100

Spatial relationships	
UDP Designations	Core Strategy

2058 Talbot Avenue - Allerton Grange High, Moor Allerton LS17

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	99.99	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

Nearest train station Burley Park Nearest train station distance (m) 4702.95 Nearest bus stop 4388 Nearest bus stop distance (m) 135.98
Nearest train station distance (m) 4702.95 Nearest bus stop 4388
Nearest train station distance (m) 4702.95 Nearest bus stop 4388
Nearest bus stop 4388
·
Nearest bus stop distance (m) 135.98
Agricultural classification Urban
Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
Overlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

2058 Talbot Avenue - Allerton Grange High, Moor Allerton LS17

Conclusions

Issues and Options Summary

Site adjoins school and is designated as N6 - Protected Playing Pitch on the existing UDP. See also greenspace section, page 36, question G17. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.

Site affects others?

Sustainability summary

Significant negative - loss of leisure and greenspace (N6), greenfield. Minor negative - community cohesion (loss of leisure facility). Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to education and health facilities and flood risk.

Summary of reps

For Development

Release for housing

Against Development

Retain as greenspace

The school children need sports facilities.

Sports fields for the use of the community is vital and must be protected

Site 2058 should not be considered for gypsy and traveller site

Not suitable for allocation for future housing development. Remain as green space.

Statutory

Sport England, "We would oppose its N6 allocation deletion as this would fail to recognise the site former use and current land use as playing fields/sport and recreation facilities."

Metro - "From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required

but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)."

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site is managed and maintained by Leeds City Council Parks and Countryside as a public green open space. Local preference for the site to be retained as greenspace.

2063 Cobble Hall, Roundhay LS8

Site Details								
Easting	434276	Northing	438167	Site area ha	19	SP7	Main Urban Area Extension	
HMCA	HMCA North Leeds				Ward	Roundhay		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Outdoor sport facility

Dwellings

Agriculture

Other land uses

One wind turbine on site

Topography	ography Undulating		No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No		
Would development result in an i	No		
Is the site well connected to the	No		
Would development round off the	No		
Is there a good existing barrier band the undeveloped land?	No		
Unrestricted Sprawl Conclusion	ted sprawl		

2. Prevent neighbouring towns from merging

Would development lead	Yes	
Do features provide boun	No	
Coalescence Conclusion No merging of settlements		

3. Assist in safeguarding the countryside from encroahment

Yes
Yes
No
No
Yes
Yes
Yes

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	Yes			
Can development pres	erve this character?				
Character Conclusion Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design					

2063 Cobble Hall, Roundhay LS8

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

Well contained site, with golf course and highway acting as a strong defensible boundary to the north. Would need to be developed with neighbouring site to connect well to settlement. Overlaps conservation area.

SHLAA conclusions				
Availability: Medium (6-10yrs)	Suitability	y: LDF to determine	Achievability: Longterm (11+yrs))
Summary of infrastructure pr	ovider comments	i		
LCC Highways Comments				
Public transport accessibility comments	S			Rank (1-5)
The site fails all accessibility standards	and it is unlikely that	a service would divert i	nto the site.	1
Access comments				
Access would have to be via a new sig	nalised junction on the	e Ring Road (this potent	ially offers access to the allocated sites opposite)	3
Local network comments				
Local congestion issues on the Ring Ro	oad.			3
Mitigation measures				Total score
Widening of Ring Road to enable signa	alised access, capacity	improvements at Ring F	Road / A58 roundbaout.	7
Highways site support				
No	,			İ
Contingent on other sites				
Access solution could combine with the	e allocated housing and	d employment Red Hall	sites.	
Contingent on other sites				
Access solution could combine with the	e allocated housing and	d employment Red Hall	sites.	
Highways Agency				
Impact No material impact	Network Status	No objection		
n/a				
Network Rail				

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Spatial relationships

UDP Designations

2063 Cobble Hall, Roundhay LS8 LCC **Ecology support** Supported with mitigation Supported with mitigation to protect and enhance the wildlife corridor function of the Wyke Beck Valley - any existing semi-improved grassland areas to be retained with emphasis on species-rich grassland and hedgerows to be provided along the western side **Ecology boundary Education comments** 2063+4013+3315+1190= 1619 houses generates 405 primary and 162 secondary children. New 2FE primary school would be required. Flood Risk Flood Zone 1 **Utilities** Gas Electric Fire and Rescue Telecoms Other English Heritage This site lies within the Roundhay Conservation Area. When originally designated, it is presumed that this open area was considered to make an important contribution to the character or appearance of the Conservation Area. Therefore, one might assume that its loss and subsequent development would result in harm to that part of the designated area. In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas, there will need to be some assessment of what contribution this plot of land makes to the character of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable. It also lies opposite the boundary of the Grade II Registered Park and Garden at Roundhay Park and the site includes the range of farm buildings east of Cobble Hall which are Grade II Listed. There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, before allocating this area, there would also need to be some assessment of what contribution this currently undeveloped area makes to the signficance of these assets and what effect its loss and subsequent development might have upon their significance. Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** Decision % of site Proposal

Core Strategy

2063 Cobble Hall, Roundhay LS8

N32 Greenbelt	99.85	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.85	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas

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

Other Spatial Relationship

<u> </u>	
LCC ownership %	99.91
Nearest train station Cr	oss Gates
Nearest train station distance (m)	4228.05
Nearest bus stop	5012
Nearest bus stop distance (m)	246.39
Agricultural classification G	irade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	□
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	b
Overlaps Minerals Safeguarded 100n	n 🗆

2063 Cobble Hall, Roundhay LS8

Conclusions

Issues and Options Summary

Green Belt site. Contingent on site 3315 coming forward to better relate to the urban area, and for access. Well contained site, with golf course and highway acting as a strong defensible boundary to the north. Wind turbine in centre of site. Highway concerns regarding poor accessibility and impact on the Ring Road.

Site affects others?

Sustainability summary

Significant negative - greenfield, greenhouse emissions, accessibility and natural resources (agricultural land). Minor negative - access to health and leisure facilities, community participation (poor access), ecology mitigation and transport network. Minor positive - flood risk.

Summary of reps

Pro

Anti - The site should not be assessed as amber for the following reasons:

- · A listed building is located within the site;
- Public rights of way run through the site;
- The Green Belt assessment confirms that development of the site would not constitute 'rounding off' and that the site currently provides access to the countryside;
- Development of the site is not supported by the Council's highway authority.
- The site can only come forward in conjunction with site 3315, which in turn can only come forward in conjunction with site 1190. They are potential third party ownership issues that could prevent it coming forward. For example, the Council have stated that the capacity of site 3315 is 886 despite the fact that the highways authority have stated that the capacity of the site should be limited to 300 due to access constraints. As the site is dependent on site 1190 coming forward it is considered that this site cannot be considered to be achievable and as such should be removed entirely, however if the Council continue to consider the site for allocation its capacity must be reduced to 300. This in turn means that sites 4013 and 2063 will not be achievable as only the southern half of site 3315 could be developed due to the limited capacity and as such sites 4013 and 2063 would have no physical attachment to the site and would therefore constitute isolated development and would be unsuitable.

No clear justification is provided as to why sites with similar constraints have been assessed in different categories.

Statutory - English Heritage - This site lies within the Roundhay Conservation Area. There will need to be some assessment of what contribution this plot of land makes to the character of the Conservation Area.

Metro - 'Sites which have potential but

issues or not as favoured as green sites' but fall outside 400m of the current core

bus network. Consideration needs to be given to if this site would be able to meet the

LDF public transport accessibility requirements should housing be brought forward.

We are be minded to recommend that these site were not prioritised for housing until

other more accessible site have been considered.

Sites which fall marginally outside the 400m catchments and have high bus

frequencies or are small low capacity sites are less of concern but are flagged up

nonetheless. Site is 779m from the core network. 6 buses an hour. Not accessible for primary school. Accessible to secondary and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Local preference to not bring forward sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) and for Wetherby Road to remain as a natural buffer.

Site Details							
Easting	423998	Northing	440140	Site area ha	72.9	SP7	Main Urban Area Extension
HMCA	HMCA Aireborough, North Leeds			Ward	Horsforth		

Site Characteristics

Site type Mixed

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Other land uses

Airport

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Large site to the east of Scotland Lane, to which there is an extended road frontage. Site includes a few private properties. Tree coverage is concentrated along field boundaries. The site generally slopes to the south with some undulations. Railway forms the eastern boundary.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

	3	
Would development lead to/constitue ribb	on development?	No
Would development result in an isolated d	No	
Is the site well connected to the built up area?		No
Would development round off the settlement?		No
Is there a good existing barrier between the existing urban area and the undeveloped land?		Yes
Unrestricted Sprawl Conclusion High potential to lead to unrestrict		ted sprawl

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No	
Do features provide boundaries to contain the development?		No	
Coalescence Conclusion	No merging but there is no defensible bo	undary	

3. Assist in safeguarding the countryside from encroahment

Yes
Yes
No
Yes
Yes
Yes
Yes

Encroachment Conclusion | Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			Yes		
	Can development preserve this character?		Potentially		
	Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design			

Moseley Beck, and woodland along a beck in the north of the site.

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

Listed buildings on site - impact on these would need to be considered. Large site that relates poorly to settlement. Development would set a precedent for further sprawl.

SHLAA conclusions						
Availability: Medium	n (6-10yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infra	structure provider	comments				
LCC Highways Comi	ments					
Public transport access	sibility comments					Rank (1-5)
Accessibility to Public	Transport not in line wit	h Core Strategy	standards for majority o	of site.		2
Access comments						
Highway frontage but	adequate access can no	t be achieved for	level of development p	proposed.		1
Local network commer	nts					
Local congestion issue	S.					3
Mitigation measures						Total score
Unknown at this stage						6
I limburgue site armanut		1				
Highways site support no						
Contingent on other sino	tes					
Contingent on other sino	tes					
110						
Highways Agency						
Impact Material impa	net Netv	vork Status	No objection subject to	satisfactory mitigation		
Network Rail						
F/B at LEH1 5 miles 30	96 yds to be made equa	lity compliant (ra	amps)? Horsforth statio	n improvements general asse	et protection issues	
Yorkshire Water						
Treatment Works	Knostrop High Level					
Water main crosses th	ne southern part of the s	ite				
Environment Agend	у					
Constraints	FZ3 along railway no o	ther constraints				
Area of FZ3 along rails	way. FZ3 adjoins site to	east on slightly of	onto site. See commen	ts in main text of our respon	se.	
LCC						
Ecology support	Not supported					
Not supported (RED).	Includes Sims Pond Site	of Ecological ar	nd Geological Important	ce (SEGI), species-rich grassl	ands alongside the rai	lway and

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/2160. Mitigation will still be required to ensure impacts on Great Crested Newts are addressed and hedgerows and some semi-improved grassland areas within the site are retained as parts of the public open space.

Education comments

Should this come to fruition, particularly in conjunction with site ref. 1199, we would request land from part of the development for new school provision. Part of this site is within the Horsforth primary planning area.

Flood Risk

Flood Zone 1. Scotland beck runs W to E across the site, and Moseley Beck rund down the Eastern boundary of the site. There are also other minor drainage channels within the site.

Utilities

Gas

A high pressure pipeline runs north-south through the site. This is the East Bierley to Pannal pipeline. The pipeline will be protected with an easement which restricts the work which may be undertaken adjacent to the pipeline. No properties may be constructed within the easement. There are gas mains running in the carriageway and services running to existing properties.

There are gas mains running in the carriageway and services running to existing properties.
Electric
Fire and Rescue
Telecoms
Other
English Heritage
Natural England

$\textbf{Planning History} \quad \text{Applications since 1/1/2009, covering more than 50\% of the site} \\$

% overlap

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

J	
N32 Greenbelt	99.57
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.12
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

Core Strategy

Main Urban Area	0.43	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	%	0.02	
Nearest train station		Horsforth	
Nearest train station distance ((m)	1086.37	
Nearest bus s	top	6740	
Nearest bus stop distance ((m)	535.76	
Agricultural classificat	ion	Grade 4	
Overlaps S	SSI		
Overlaps SI	EGI	✓	
Overlaps L	Overlaps LNA		
Overlaps L	NR		
Overlaps Conservation A	rea		
Overlaps Listed Build	ling	✓	
Overlaps Strat. Employment but	ffer		
Overlaps Public Right of V	Vay	✓	
Overlaps SFRA Flood Zo	one	✓	
Overlaps EA Flood Zo	one	Y Y Y	
Overlaps HSE Major Haz	ard		
Overlaps HSE Gas Pipel	line	<u> </u>	
Overlaps Pot. Contaminat	ion	✓	
Overlaps Minerals Safegu	uard	ed	
Overlaps Minerals Safeguarded	100)m	

Conclusions

Issues and Options Summary

Green Belt site. The capacity and site area has been split - 27.6ha, 724 capacity in Aireborough, 45.33ha, 1189 capacity in North Leeds. Development of such a large site would represent unrestricted urban sprawl and Highways objections include local congestion that would arise if developed.

Site affects others?

Sustainability summary

Significant negative - greenfield and ecology objection. Minor negative - access to health facilities, community cohesion (site size relative to settlement), greenspace, greenhouse emissions, transport network, accessibility, landscape, historic environment and natural resources (agricultural land). Minor positive - flood risk.

Summary of reps

Pro

Support a small amount of development if it is to support the retention of the listed buildings. The road infrastructure would need improving. Suggested TASC and Gospell Hall as other sites too.

Anti

See rep 07882 site least suitable for development.survey submitted. Please refer to this.

Site is unsuitable for development. road infrastructure cannot cope. Already a lot of traffic on these roads (rat running) which are too narrow. Footpaths are too narrow, Need to keep the greenbelt/rural fields/greenfields/greenspace, other sites should be used first with the order being: identifying unoccupied housing, redeveloping rundown and dilapidated existing buildings, developing brownfield sites, building sites in already urbanised areas.

In the PSZ for the airport. Already suffer from

Statutory Metro - classified as 'Sites not considered suitable for

allocation for housing' and fall outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public

transport accessibility requirements should housing be brought forward.

We agree that these sites would not be suitable for housing development. 687m from the core network. 6 buses an hour. Yes access to primary, secondary schools and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is not supported by Highways and development would lead to urban sprawl.

Site Det	ails						
Easting	433850	Northing	437478	Site area ha	2.9	SP7	Main Urban Area Extension
HMCA	North Leed:	S			Ward	Roundhay	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Agriculture

Office

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

_	
ould development lead to physical connection of settlements?	Yes
o features provide boundaries to contain the development?	No
palescence Conclusion No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	Yes			
Can development pres	erve this character?				
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design				

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

 $Relates \ poorly \ to \ settlement. \ Well \ contained \ by \ natural \ boundaries \ reducing \ potential \ for \ further \ sprawl. \ Overlaps \ conservation \ area.$

SHLAA conclusions Availability: Longterm (+11yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) No Public Transport or local services within walking distance. 1 Access comments Elmete Lane has substandard carriageway width in vicinity of site. Substandard crossroads junction at Elmete Lane/Wetherby Road 2 Local network comments Local congestion issues. 2 Total score Mitigation measures Carriageway/footway improvements to Elmete Lane. Traffic signals at Elmete Lane/Wetherby Road 5 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. On top of an historic landfill. See comments in main text of our response. LCC **Ecology support** Not supported Not supported (RED). No site-specific designations but there are significant areas of scrub and some semi-improved grassland areas which together contribute to the Wyke Beck Valley corridor (potential Leeds Habitat Network)

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
14/04250/COND	Consent, agreement or approval required by conditions 4, 5, 6, 7, 8, 11, 12, 13 and 15 of Planning Application 11/04113/LA	Α	83	
11/04113/LA	Proposed cemetery with associated amenities	Α	83	

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	10.20	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

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

Other Spatial Relationshi	р
LCC ownership %	99.99
Nearest train station (Cross Gates
Nearest train station distance (m)	3888.00
Nearest bus stop	1653
Nearest bus stop distance (m)	353.63
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

Green Belt site. New school on southern part of site. The rest of the site is heavily treed and provides an important setting for Roundhay Park. Development of the site would negatively impact on the park.

Site affects others?

Sustainability summary

Significant negative - greenfield, ecology objection, greenhouse emissions and accessibility. Minor negative - access to education, health and leisure facilities, community participation (poor access), transport network and historic environment. Minor positive - greenspace and transport network.

Summary of reps

Metro - 'Sites not considered suitable for

allocation for housing' and fall outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public

transport accessibility requirements should housing be brought forward.

We agree that these sites would not be suitable for housing development. 619m from the core network. 12 buses an hour. No access to primary, secondary schools or healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Isolated site. Development would represent an island of development within Green Belt, unrelated to the existing urban area. Not supported by Highways.

3010A Land south east of Holt Park Leisure Centre, Holt Park, Leeds

Site Details							
Easting	425998	Northing	439899	Site area ha	1.1	SP7	Main Urban Area Infill
HMCA	North Leeds	S			Ward	Adel and W	/harfedale
	'						
Site Cha	racteristic	cs					
Site type Brownfield							
On-site land uses - None							
Adjacent land uses - None							

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description			

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/i	national nature conservation areas (SSSIs		
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used for			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

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

3010A Land south east of Holt Park Leisure Centre, Holt Park, Leeds **SHLAA** conclusions Availability: Unknown Suitability: Suitable Achievability: Uncertain Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
10/02226/LA	Outline application for residential development comprising of C2 (residential institutions)	A	100		

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	18.26	
N8 Urban Green Corridor	18.26	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

|--|

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership % 100.00 Nearest train station Horsforth Nearest train station distance (m) 1750.57 2414 Nearest bus stop 93.10 Nearest bus stop distance (m)

Agricultural	classification	Grade	3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

North Leeds

3010A Land south east of Holt Park Leisure Centre, Holt Park, Leeds

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

3010B Land south east of Holt Park Leisure Centre, Holt Park, Leeds

Site Details							
Easting	425905	Northing	439849	Site area ha	8.0	SP7	Main Urban Area Infill
HMCA North Leeds			Ward	Adel and W	/harfedale		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Indoor sport facility

Education

Dwellings

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site off Farrar Lane, Holt Park. The site is bounded by Ralph Thoresby School and Holt Park Active. The area is predominantly residential, with housing directly to the south.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

•	5 5 5			
Would development lead to physical connection of settlements?				
Do features provide boundaries to contain the development?				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

3010B	Land south eas	t of Holt Park Leisure	Centre, Holt P	ark, Leeds		
Overall Cor characteris	nclusion from asses tics of openness ar	sment against all 4 purpond permanence	oses of green be	It and essential		
SHLAA con	clusions					
Availability		Suitability:	Suitable	Ac	hievability: Uncertain	
Summary	of infrastructure	e provider comments				
Highways /	Agency	Network Status				
ППраст		Network Status				
Network R	ail					
Wasslands to a N	M-4					
Yorkshire \ Treatment \(\text{W} \)						
Environme	nt Agonov					
Constraints	III Agency					
LCC						
Ecology supp	port					
Ecology bour	ndary					
Education co	mments					
Laddation to	minents					
Flood Risk						
Utilities						
Gas						
Electric						
Fire and Res	210					
rife and Res	cue					
Telecoms						
Other						
English Herit	age					
	·					
Natural Engl	and					

Overlaps Minerals Safeguarded 100m

O10B Land south east of Holt Park Leisure Centre, Holt Park, Lee	ecision	% of site
p Number Proposal D	ecision	% of site
atial valationalism		
IDP Designations Core Strategy		
N32 Greenbelt 0.00 % overlap Main Urban Area	100.00	% overlap
N34 PAS 0.00 Major Settlement	0.00	76 Overlap
RL1 Rural Land 0.00 Minor Settlement	0.00	
N1 Greenspace 0.00 Overlaps Urban Extension		
N1A Allotments 0.00	✓	
N5 Open Space 0.00		
N6 Playing Pitch 79.31 Regeneration Areas		
N8 Urban Green Corridor 80.35 Inner South RA	0.00	% overlap
CC Shopping Quarter 0.00 LB Corridor RA	0.00	
UDP City Centre 0.00 EASEL RA	0.00	
S2S6 Town Centre 0.00 Aire Valley RA	0.00	
Proposed Local Centre 0.00 West Leeds Gateway	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon. 0.00		
3.30		
Other Spatial Relationship		
LCC ownership % 98.97		
Nearest train station Horsforth		
Nearest train station distance (m) 1645.72		
Nearest bus stop 7962		
Nearest bus stop distance (m) 148.36		
Agricultural classification Grade 3		
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlaps Conservation Area		
Overlaps Listed Building		
Overlaps Strat. Employment buffer		
Overlaps Public Right of Way		
Overlaps SFRA Flood Zone		
Overlaps EA Flood Zone		
Overlaps HSE Major Hazard		
Overlaps HSE Gas Pipeline		
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination		
Overlaps Minerals Safeguarded		

3010B Land south east of Holt Park Leisure Centre, Holt Park, Leeds

Conclusions	
Issues and Options Summary	
The site is part of the Holt Park des Ralph Thoresby School and Holt Pa	ign brief and has been identified as having potential for residential development. The site is contained by rk Active.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
The site is part of the Holt Park des Ralph Thoresby School and Holt Pa	sign brief and has been identified as having potential for residential development. The site is contained by rk Active.

3014 Kirkstall District Centre

Site Details								
Easting	426445	Northing	435546	Site area ha		3.6	SP7	Main Urban Area Infill
HMCA	North Leeds	S				Ward	Kirkstall	-

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Shops

Restaurants and Cafes

Neighbouring land uses

Dwellings

Indoor sport facility

Outdoor amenity and open space

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site overlooking busy junction between Kirkstall Lane, Kirkstall Hill, Beecroft Road and Commercial Road. Partly located within Kirkstall Town Centre. Site currently split over varied levels, though much of site has been vacated.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an isolated development?				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
	l.

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

study.

3014 **Kirkstall District Centre** Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public Transport Core Strategy standards met schools/health/rail, some local services. 5 Access comments Mitigation works would be required for signalised junctions at Commercial Road and Kirkstall Hill. 4 Local network comments Local congestion issues mitigation required. 3 Total score Mitigation measures Signalised junction required. 12 Highways site support Yes with mitigation Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility

3014 Kirkstall District Centre

LCC				
Ecology support	Supported			
Supported				

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. There are a number of public sewers within the site boundary.

UtilitiesGas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Sandford Road School is a Grade II Listed Building.

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, redevelopment proposals would need to ensure that those elements which contribute to the significance of this asset are not harmed.

Natural England

Housing sites 4056, 4057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these allocations on the interest features of the SSSI should be examined.

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/04200/FU	Demolition of existing buildings and erection of A1 foodstore, five retail units (A1, A2, A3, A4 or A5), a new club building for the Leeds Postal Sports Association Club, a community centre, improved public realm, and associated car parking, servicing landscaping and access improvements		89
11/04253/FU	Demolition of existing buildings and erect retail A1 foodstore, with 3 level covered car parking areas, 7 retail units (Use Classes A1, A2, A4, A4 and A5), a community centre and replacement Post Office Workers Club, with public realm, associated servicing, landscaping and access improvements.	w	89

Spatial relationships

UDP Designations

Core Strategy

3014 Kirkstall District Centre

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
s Urban Extension	~	
_		

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	o %	60.61
Nearest train station		Headingley
Nearest train station distance	(m)	455.14
Nearest bus s	stop	9232
Nearest bus stop distance	(m)	83.07
Agricultural classifica	tion	Urban
Overlaps S	1222	
Overlaps S		
Overlaps		
Overlaps		
Overlaps Conservation A	Area	
Overlaps Listed Build	ding	
Overlaps Strat. Employment bu	ıffer	
Overlaps Public Right of \	Nay	✓
Overlaps SFRA Flood Z	one	
Overlaps EA Flood Z	one	
Overlaps HSE Major Haz	zard	
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contamina	tion	✓
Overlaps Minerals Safeg	uard	ed
Overlaps Minerals Safeguarded	100)m

3014 Kirkstall District Centre

Conclusions

Issues and Options Summary

Pending Tesco application on site. A mix of residential and commercial retail would be appropriate given town centre location. Amber as preferred retail use, residential could be in place on upper floors.

Site affects others?

Sustainability summary

Significant negative - pollution. Significant positive - greenspace, brownfield, greenhouse emissions, transport network and accessibility. Minor positive - access to health and leisure facilities and local distinctiveness (existing unattractive BF site).

Summary of reps

Pro

Easy access

Anti

English Heritage - Sandford Road School is a Grade II Listed Building. There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, redevelopment proposals would need to ensure that those elements which contribute to the significance of this asset are not harmed.

Metro

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service

frequency levels. 83m from the core network. 9 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Preferred housing with mixed uses (no employment)

DPP Allocation Conclusion

A mix of residential and retail would be appropriate given town centre location. Residential could be in place on upper floors.

3016 Low Hall Farm

Site Deta	ails							
Easting	422205	Northing	437499	Site area ha	0.5	5	SP7	Main Urban Area Extension
HMCA	North Leeds	3			V	Vard	Horsforth	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i	solated development?	
Is the site well connected to the	built up area?	
Would development round off the		
Is there a good existing barrier b and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
	Do features provide bound		
	Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

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

3016	Low Hall Farm				
SHLAA cond	lusions				
Availability	: Short (early)	Suitability:	Suitable	Achi	evability: Short (=<5yrs)
Summary	of infrastructure pro	ovider comments			
Highways A	Agency				
Impact		Network Status			
Network Ra	ail				
Yorkshire V					
Treatment W	Orks				
	_				
Environme Constraints	nt Agency				
Constraints					
LCC					
Ecology supp	ort				
33 11					
Ecology bour	dary				
Education co	mments				
Flood Risk					
Utilities					
Gas					
Electric					
Fire and Reso	rue				
Telecoms					
Other					
English Herita	age				
Natural Engla	ind				
Planning Hi	story Applications sinc	e 1/1/2009, covering mor	re than 50% of the site		
App Numbe				Decision	% of site

3016 **Low Hall Farm**

Spatial relationships

UDP Designations		
N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	✓	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	2757.01
Nearest bus stop	11733
Nearest bus stop distance (m)	553.30
Agricultural classification	Crado 2

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	Г

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

3016 Low Hall Farm

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Sustainability surfillidity	
Summary of reps	
Pro - General support	
Anti - Lack of consultation, Trafffic o	congestion and pressure on local services
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Sieved out as the site does not comp	oly with the settlement hierarchy.

3034 Cold Harbour Farm, Bayton Lane, Yeadon

Site Details							
Easting	421945	Northing	439941	Site area ha	74.6	SP7	Major Settlement Extension
HMCA	Aireborough, North Leeds		Ward	Guiseley ar	nd Rawdon		

Site Characteristics Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Other

Other land uses

Local Nature Area

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site of Cold Harbour Farm and associated land to the south, commonly known as Rawdon Billings. Farm track runs through the middle of the site. There is little to no tree coverage on the site, which undulates. Western boundary is residential, open land stretches to the east.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

•	•	
Would development lead to/cons	titue ribbon development?	No
Would development result in an i	solated development?	No
Is the site well connected to the	built up area?	No
Would development round off the	e settlement?	No
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestric	cted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	Significant effect on the setting and special character of	of historic features

3034 Cold Harbour Farm, Bayton Lane, Yeadon

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

Large site. Development would have a significant impact on the openness of the green belt and result in a large area of urban sprawl. Site currently performs important countryside function and surrounds an important nature area.

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure	provider comments			
LCC Highways Comments				
Public transport accessibility comm	ents			Rank (1-5)
80% of this site is accessible to Pu	blic Transport, but only app	orox 30% of the site is acc	essible to services.	2
Access comments				
	other site (this access esser	ntial for larger site) but ac	out of site only onto Bayton Lane. Access to ccess not suitable due to brow of hill access 4658/B6152 unless significant	2
Local network comments				
Local congestion issues on A658, A	65, Bayton Lane.			2
Mitigation measures				Total score
			ger site and distribute trips on network,	6
Highways site support				
No				
Contingent on other sites				
Contingent on other sites				
Highways Agency	Nahwari Chakus	No objection		
Impact No material impact	Network Status	No objection		
n/a Network Rail				
Yorkshire Water Treatment Works Esholt				
Large water main runs north/south abandoned) near to abandoned co		ern boundary.Culverted w	ratercourses near to small pond and various ma	ains (some
	vo. ou 1 0301 voll			
Environment Agency				
Constraints FZ1 over 1 ha. See comments in r	nain text of our response.			
LCC				
Ecology support Supported				
Supported - Great Crested Newts t	o consider.			

3034 Cold Harbour Farm, Bayton Lane, Yeadon

3034	Cold Harbodi Tarrii, Baytori Larie, Teadori		
Ecology bound	lary		
Education com	nments		
Should this co	me to fruition, we would request land from part of the development	ppment for new school provis	sion.
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescu	ie e		
Telecoms			
	'		
Other			
English Heritag	ge		
Natural Englar	nd		
Planning His	tory Applications since 1/1/2009, covering more than 50%	of the site	
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	99.81	% overlap
N34 PAS	0.02	
RL1 Rural Land	0.00	
N1 Greenspace	0.07	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.22	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

erla

Other Spatial Relationship

LCC ownership %	0.09
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3034 Cold Harbour Farm, Bayton Lane, Yeadon

	Nearest train station		Horsforth
Nearest	train station distance	(m)	2602.70
	Nearest bus s	top	5530
Near	est bus stop distance	(m)	599.44
	Agricultural classifica	tion	Grade 4
	Overlaps S	SSSI	
	Overlaps S	EGI	
	Overlaps	LNA	✓
	Overlaps	LNR	
O	verlaps Conservation A	Area	
	Overlaps Listed Build	ding	
Overlaps	Strat. Employment bu	ffer	
Ove	erlaps Public Right of \	Nay	✓
(Overlaps SFRA Flood Z	one	
	Overlaps EA Flood Z	one	
O	verlaps HSE Major Haz	ard	
(Overlaps HSE Gas Pipe	line	
Ove	erlaps Pot. Contamina	tion	
	verlaps Minerals Safeg		ed
Overlaps	s Minerals Safeguarded	1 100)m

3034 Cold Harbour Farm, Bayton Lane, Yeadon

Conclusions

Issues and Options Summary

Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and development would have a serious impact on the openness of the Green Belt and result in a large area of urban sprawl. The area and capacity has been split - 2.66ha, capacity of 70 in North Leeds housing market characteristic area, majority (56.25ha) in Aireborough.

Site affects others?

Sustainability summary

Significant negative - greenfield. Minor negative - community cohesion and local distinctiveness (site size relative to settlement), greenhouse emissions, transport network, accessibility and natural resources (agricultural land). Minor positive - greenspace and flood risk.

Summary of reps

The land around Rawdon Billing has been an amenity for public recreation for generations and should never be developed.

Rawdon Billing Hill is a very prominent piece of Green Belt space, visible from near and far, successfully visually separating the Communities of Horsforth, Rawdon, Guiseley and Yeadon and thereby assisting with individual local identity.

It is the particular location and prominence of Rawdon Billing which makes it different to other Green Belt locations. There are many sites within the Green Belt which are not particularly attractive, cannot be readily seen, are not open to public access and could quite readily be developed, without particular concern. This does not apply to Rawdon Billing, which is a very sensitive visual location.

The location of these sites being on the fringe of Horsforth and Yeadon provide a valuable and much loved open green space for residents of Horsforth and Yeadon to enjoy for walking and leisure purposes. Celebrated community/charitable events such as Rawdon Fun Day are held on site 3328. Losing these spaces would impact on the community negatively.

This area is a landmark and always has been, used by walkers, runners, children playing, dog-walkers and has a trigg point. From the top of the Billing you can see all the towns around for miles.

Terrible questionnaire. I don't know if I am voting for or against green land here after completing this. Just for the record I am in favour of keeping the Rawdon Billing and its surrounding land as greenspace land and not to be built on.

immensely popular recreation site for the whole area

immensely popular recreation site for the whole area

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and development would have a serious impact on the openness of the Green Belt and result in a large area of urban sprawl. The site is not supported by Highways.

3044A Land North of Pinfold Lane, Cookridge

Site Details							
Easting 425402 Northing 441089 Site area ha 5.6 SP7 Main Urban Area Extension							Main Urban Area Extension
HMCA North Leeds, Outer North West					Ward	Adel and W	/harfedale

Site Characteristics

Cita tuma	Greenfield
7116 LVD6	(3) 660 (16) (1
Oito typo	O CO III CIA

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ption

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons			
Would development result in an i			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary				
Does the site provide acces				
Does the site include local/				
Areas of protected/unprote				
Site includes Grade 1, Grad	Site includes Grade 1, Grade 2 or Grade 3a agricultural land?			
Does the site contain buildi				
Are these buildings used fo				
Encroachment Conclusion				

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

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

3044A Land North of Pinfold Lane, Cookridge **SHLAA** conclusions Availability: Unknown Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

3044A Land North of Pinfold Lane, Cookridge

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

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

Other Spatial Relationship

0.00	LCC ownership %			
Horsforth	root train station			
Horsiorth	rest train station			
2182.48	station distance (m)	Neares		
7978	Nearest bus stop			
264.31	us stop distance (m)	Nea		
Grade 3	cultural classification			
	Overlaps SSSI			
	Overlaps SEGI			
	Overlaps LNA			
	Overlaps LNR			
	os Conservation Area	(
	anlana Liatad Duildina			

Overraps 5551	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded 100m

3044A Land North of Pinfold Lane, Cookridge

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, , , , , , , , , , , , , , , , , , ,	
Cummory of rone	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Green Belt site. The site is not well in Green Belt which could set a perced	related to the to the existing settlement form and development would represent a significant incursion into ent for further unrestricted sprawl.

3044B Land South of Pinfold Lane, Cookridge

Easting425533Northing440886Site area ha6.9SP7Main Urban Area ExtensionHMCANorth Leeds, Outer North WestWardAdel and Wharfedale	Site Details							
HMCA North Leeds, Outer North West Ward Adel and Wharfedale	Easting 425533 Northing 440886 Site area ha 6.						SP7	Main Urban Area Extension
	HMCA	North Leeds, Outer North West			Ward	Adel and W	harfedale	

Site Characteristics

Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ntion
DCJGII	puon

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide bound			
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development preserve this character?			
Character Conclusion			

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

3044B	Land S	outh of Pinfold Lane, Cookri	dge			
SHLAA cond	SHLAA conclusions					
Availability:	Unknowr	Suitabilit	:y: LDF to determine	Achi	evability: Longterm (11+yrs)	
Summary	of infras	structure provider comments	s			
11:-1						
Highways A	igency	Network Status				
		13311311131131				
Network Ra	ail					
Yorkshire V	Vater					
Treatment W	orks					
Environmer	nt Agency	1				
Constraints						
LCC Ecology supp	ort					
Ecology supp	ort					
Ecology boun	dary					
0.5						
Education cor	mments					
Flood Risk						
Utilities						
Gas						
Electric						
Fire and Resc	110					
The and Nesc	ue					
Telecoms						
Other						
English Herita	age					
Natural Engla	nd					
Planning Hi	story ^	pplications since 1/1/2009, covering r	more than 50% of the city	2		
App Numbe		Proposal	nore than 50 % of the Site	Decision	% of site	
יישר ויישוווטכ	-			2003011		

3044B Land South of Pinfold Lane, Cookridge

Spatial relationships

UDP Designations		
N32 Greenbelt	99.62	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.38	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Reg	ene	erati	on	Areas

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

Other Spatial Relationship

LCC ownership %	2.65

Nearest train station		Horsforth
Nearest train station distance (m)	2070.67
Nearest bus st	top	7978
Nearest bus stop distance (m)	230.34

Agricultural classification Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

3044B Land South of Pinfold Lane, Cookridge

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, ,	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Green Belt site. The site is not well re Green Belt which could set a percede	elated to the to the existing settlement form and development would represent a significant incursion into nt for further unrestricted sprawl.

3151 Queenshill Court, Moortown

Site Deta	ails						
Easting	430093	Northing	438731	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	North Leeds	S			Ward	Moortown	

Site Characteristics

Sito typo	Prownfield
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DUSUIT	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide bound			
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

or receive in our egual unity the country of the received in our can interest	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

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

3151 Queenshill Court, Moortown **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Flatiling History	Applications since 1/1/2003, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
09/9/00283/MOD	Demolition of 37 dwellings and erection of part 2, part 3 and part 4 storey sheltered housing development, comprising 46 two hedroom flats and 16 one hedroom flats with communal	M01	98		

3151 Queenshill Court, Moortown facilities including lounge and staff offices and with landscaping and car parkingNON MATERIAL AMENDMENT: The feature windows to the living rooms are to have two full height windows instead of one full and one half height window. 09/04361/COND Consent, agreement or approval required by condition 8 of 98 Planning Application 09/00379/FU 09/00379/FU Demolition of 37 dwellings and erection of part 2, part 3 and Α 98 part 4 storey sheltered housing development, comprising 46 two bedroom flats and 16 one bedroom flats, with communal facilities including lounge and staff offices and with landscaping and car parking

Spatial relationships

UDP Designations				
N32 Greenbelt	0.00			
N34 PAS	0.00			
RL1 Rural Land	0.00			
N1 Greenspace	0.00			
N1A Allotments	0.00			
N5 Open Space	0.00			
N6 Playing Pitch	0.00			
N8 Urban Green Corridor	0.00			
CC Shopping Quarter	0.00			
UDP City Centre	0.00			
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Overlaps N37 SLA				
Sch. Ancient Mon.	0.00			

Core Strategy

% overlap

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	12.87
No see at the least of the see	Dl Dl .
Nearest train station	Burley Park
Nearest train station distance (m)	4175.17
Nearest bus stop	2287
Nearest bus stop distance (m)	44.38
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	

Overlaps Pot. Contamination

Overlaps Minerals Safeguarded

Overlaps Minerals Safeguarded 100m

3151 Queenshill Court, Moortown

3151 Queenshill Court, Moortown

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary]
ouotamasmity ourminary	
C]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

3184 Former Dutton Arms (PH), Queenswood Drive

Site Details							
Easting	426554	Northing	436313	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	A North Leeds			Ward	Kirkstall		
Site Characteristics							
Site type	Brownfield						

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/			
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used fo			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

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

3184 Former Dutton Arms (PH), Queenswood Drive **SHLAA** conclusions Availability: Unavailable Suitability: Suitable Achievability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2009 covering more than 50% of the site

Planning History	Applications since 1/1/2009, covering more than 50% or the site			
App Number	Proposal	Decision	% of site	
12/03056/COND	Consent, agreement or approval required by conditions 10, 11 and 12 of Planning Application 10/04025/FU	w	100	

3184 Forn	ner Dutton Arms (PH), Queenswood Drive			
12/04093/COND	Consent, agreement or approval of conditions 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, 16, 18 and 20 of Planning Application 12/02701/FU	Α	87	
12/02701/FU	4 pairs of semi-detached houses, associated car parking and new vehicular access	Α	87	
13/03065/COND	Consent, agreement or approval required by condition 12 of Planning Application 12/02701/FU	Α	87	
10/04025/FU	4 pairs of semi-detached houses, 1 detached house, associated car parking and new vehicular accesses from Queenswood Drive and Queenswood Road	Α	100	

Spatial relationships

טרווו	Design	ations
UDE	DESIG	iations

0.00	% overlap
0.00	
0.00	
1.26	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 1.26 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership of	% 1.33
Nearest train station	Headingley
Nearest train station distance (n	n) 544.59
Nearest bus sto	p 13505
Nearest bus stop distance (n	n) 36.41

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	V
Overlans Minorals Safeguarde	- L

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Agricultural classification	UIDali
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	П
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u>✓</u>
Overlans Minerals Safeguards	- D

3184 Former Dutton Arms (PH), Queenswood Drive

3184 Former Dutton Arms (PH), Queenswood Drive

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

3201 The Former Lounge Cinema, North Lane, Headingley

Site Deta	Site Details						
Easting	427673	Northing	436106	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	North Leeds	5			Ward	Headingley	
	racteristic Brownfield	es					

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Boundaries Road front No	Торо	graphy	Landscape	
	Bour	ndaries	Road front	No

Description	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i	solated development?	
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?					
Can development pres					
Character Conclusion					

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

3201 The Former Lounge Cinema, North Lane, Headingley **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
11/02864/COND	Consent, agreement or approval required by conditions 3, 4, 5, 9, 10, 19, 24, 26, 33 and 40 of Planning Application 10/03603/FU	Α	100

3201 The	Former Lounge Cinema, North Lane, Headingley			
10/03603/FU	Part demolition of cinema and erection of mixed use development up to 4 storeys comprising, retail, restaurant, 12 two bedroom apartments and ancillary extension and smoking terrace to the existing Arc Cafe Bar and external works	A	100	
10/03604/CA	Conservation area application for part demolition of cinema	Α	100	
11/9/00191/MOD	Part demolition of cinema and erection of mixed use development up to 4 storeys comprising, retail, restaurant, 12 two bedroom apartments and ancillary extension and smoking terrace to the existing Arc Cafe Bar and external worksNON-MATERIAL AMENDMENT TO 10/03603/FU: Alteration to rear natural slate roof to form cut back to enable installation of energy efficient air source heat pump units; realignment of windows	M01	100	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

_	. .
(:ore	Strategy
COLC	Judicey

33		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %		0.58
Nearest train station		Hoodinglov
	- \	Headingley
Nearest train station distance (m)		913.60
Nearest bus stop		10871
Nearest bus stop distance (m)		173.54

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

3201	The Former Lounge Cinema, North Lane, Headingley		
	laps Minerals Safeguarded inerals Safeguarded 100m		

3201 The Former Lounge Cinema, North Lane, Headingley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

3207 Rear 268-274 Shadwell Lane, LS17

Site Details								
Easting	432120	Northing	439671	Site area ha	(0.3	SP7	Main Urban Area Infill
HMCA	HMCA North Leeds			Ward	Alwoodley			

Site Characteristics

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

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

North Leeds

3207 Rear 268-274 Shadwell Lane, LS17 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site $\frac{1}{1}$		
App Number	Proposal	Decision	% of site
10/01560/EXT	Extension of Time Period for planning application 07/03200/FU erection of 6 four bedroom terrace and 2 four bedroom detached houses	Α	100

North Leeds

3207 Rear 268-274 Shadwell Lane, LS17				
13/00999/FU	Removal of condition 21 of application 10/01560/EXT (Requirement for refuse vehicles turning head)	Α	100	
13/00149/FU	Substitution of house types on Plots 5 - 8 and amendments to access drive of planning approval 10/01560/EXT	Α	70	
13/00132/COND	Consent, agreement or approval required by conditions 2, 3, 4, 9, 11, 28 and 29 of Planning Application 10/01560/EXT	Α	100	

Spatial relationships

UDP Designations

ç	0.00	N32 Greenbelt
	0.00	N34 PAS
	0.00	RL1 Rural Land
	0.03	N1 Greenspace
	0.00	N1A Allotments

% overlap

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.03
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.03
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

Core	Strategy
	01.4109,

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	✓

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Burley Park
Nearest train station distance (6164.36
Nearest bus s		11224
Nearest bus stop distance (68.91
ivearest bus stop distance ((111)	00.91

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	Г
Overlaps Public Right of Way	Г
Overlaps SFRA Flood Zone	Ī
Overlaps EA Flood Zone	Ī
Overlaps HSE Major Hazard	Ī
Overlaps HSE Gas Pipeline	Ī
Overlaps Pot. Contamination	_

Overlaps Minerals Safeguar	ded
Overlaps Minerals Safeguarded 10	0m

3207 Rear 268-274 Shadwell Lane, LS17

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

3215 The Grove, North Lane, LS8

Site Deta	ails							
Easting	433604	Northing	436799	Site area ha	0	0.3	SP7	Main Urban Area Infill
HMCA	North Leeds	S			'	Ward	Roundhay	

Site Characteristics

Sito typo	Brownfield
Site type	DIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Doccrintion	
Description	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?		
Would development result in an i			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/			
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used fo			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

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

3215 The G	Grove, North Lane, LS8			
SHLAA conclusions				
Availability: Short (=<5 yrs) Suitability	: Suitable	Achievability:	Short (=<5yrs)
Summary of infra	astructure provider comments			
	1			
Highways Agency				
Impact	Network Status			
	1			
Network Rail				
Yorkshire Water Treatment Works				
Treatment Works				
Environment Agen Constraints	су			
oonstrumts				
1.00	1			
LCC Ecology support				
Ecology boundary				
G5 5				
Education comments				
Flood Risk				
Utilities	1			
Gas				
Electric				
Fire and Rescue	1			
Telecoms				
Other	1			
English Heritage				
	•			
Natural England				
	·			
	Applications since 1/1/2009, covering me	ore than 50% of the site		
App Number	Proposal		Decision % of site	2

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

Other Spatial Relationship

Nearest train station Cross Gates

Nearest train station distance (m) 3566.05

Nearest bus stop 7044

Nearest bus stop distance (m) 357.31

Agricultural classification Urban

Overlaps SSSI Overlaps SEGI

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
	_

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

3215 The Grove, North Lane, LS8

Conclusions
Issues and Options Summary
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
Identified housing site
DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

3217 232 Burley Road, LS4

Site Details							
Easting	427896	Northing	434654	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	North Leeds	3			Ward	Kirkstall	

Site Characteristics

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

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

3217 232 Burley Road, LS4 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/04354/FU	Erection of five dwellings and associated external works.	R	54

3217 232 Burley Road, LS4 13/01780/FU Erection of one block of 5No. two bed apartments; detached bike/bin store and associated external works. W 55

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	4.19

Nearest train station		Burley Park
Nearest train station distance (m)		522.83
Nearest bus stop		4951
Nearest bus stop distance (m)	148.21

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

3217 232 Burley Road, LS4

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
comments on priasing	
DDD All II	1
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

3301 128 Wetherby Road, Roundhay, Leeds, LS8 2JZ

Site Deta	Site Details						
Easting	433524	Northing	437148	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	North Leeds	S			Ward	Roundhay	-
	racteristic	cs					
Site type	Greenfield						

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	ı
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area		
Does the site provide acces			
Does the site include local/i			
Areas of protected/unprotected woodland/trees/hedgerows?			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used for agricultural purposes?			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development pres				
Character Conclusion				

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

3301 128 Wetherby Road, Roundhay, Leeds, LS8 2JZ **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site)	
App Number	Proposal	Decision	% of site
14/00319/FU	Part demolition and alterations of 128 Wetherby Road to form 2No. dwellings; construction of 2No. new semi-detached dwellings.	Α	100

North Leeds

3301 1	28 Wetherby Road, Roundhay, Leeds, LS8 2JZ			
09/04656/FU	Change of use from 2 flats to form 3 town houses including external alterations, roof extensions, bay window to side with balcony over, single storey building to rear to form 3 dwellings, 2.3m high wall and 1m high glazed balustrade with altered vehicular access and parking court	A	100	
11/00813/FU	Change of use involving part demolition, extensions and part new roof of 2 flats to 5 terrace houses and new access/egress	Α	100	
11/00814/CA	Conservation Area Application to demolish rear extension outbuildings	Α	100	
14/04299/CONE	Consent, agreement or approval required by conditions 6, 10 and 23 of Planning Application 14/00319/FU	Α	100	
14/04513/CONE	Consent, agreement or approval required by conditions 8,11,12,17 and 22 of Planning Application 14/00319/FU		100	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station	Cross Gates	
Nearest train station distance (m)		3862.48
Nearest bus st	top	14420
Nearest bus stop distance (102.71	
A 1 11 1 1 1C 11		
Agricultural classificati	ion	Urban

3301 128 Wetherby Road, Roundhay, Leeds, LS8 2JZ

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	\Box
Overlaps Strat. Employment buffer	\Box
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	$\overline{\Box}$
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	
Overlaps will let als Saleguarded 100	

3301 128 Wetherby Road, Roundhay, Leeds, LS8 2JZ

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

3315A Beechwood Farm (south) Elmete Lane Roundhay

Site Details							
		N	407040	0.1	15.0	007	
Easting	434311	Northing	437340	Site area ha	15.8	SP7	Main Urban Area Extension
HMCA	North Leed	S			Ward	Roundhay	
Site Characteristics							
Site type Greenfield							
On-site land uses - None							
Adiabant land was a Name							
Aujucent ic	Adjacent land uses - None						

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

I	Description			
Г				

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide bound	daries to contain the development?		
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

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

3315A Beechwood Farm (south) Elmete Lane Roundhay **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

3315A Beechwood Farm (south) Elmete Lane Roundhay

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Cross Gates
Nearest train station distance (m)	3502.06
Nearest bus stop	7543
Nearest bus stop distance (m)	316.70
Agricultural classification	Grade 3
0 1 000	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ded

Overlaps Minerals Safeguarded 100m

3315A Beechwood Farm (south) Elmete Lane Roundhay

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of Tops	
Comments on phasing	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
	site 1190 being brought forward. Local preference for sites to the east of Roundhay Park (1190, indeveloped and for Wetherby Road to act as a natural buffer.

3315B Beechwood Farm (north) Elmete Lane Roundhay

Site Details							
Easting	434308	Northing	437708	Site area ha	17.9	SP7	Main Urban Area Extension
HMCA	North Leed	S			Ward	Roundhay	
Site Characteristics							
Site type Greenfield On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							

Landscape

Road front

Greenbelt Assessment

Topography

Boundaries

Description

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

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

3315B Beechwood Farm (north) Elmete Lane Roundhay **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

3315B Beechwood Farm (north) Elmete Lane Roundhay

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %

222 233333	
Nearest train station Cros	s Gates
Nearest train station distance (m)	813.13
Nearest bus stop	14302
Nearest bus stop distance (m)	380.65
Agricultural classification Gra	de 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
verlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

0.00

3315B Beechwood Farm (north) Elmete Lane Roundhay

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, and the second second	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
	tingent on site 1190 being brought forward. Local preference for sites to the east of Roundhay Park (1190, o remain undeveloped and for Wetherby Road to act as a natural buffer.

Details	

Easting	422766	Northing	439425	Site area ha	2.2	SP7
HMCA	North Leed	S			Ward	Horsfort

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor sport facility

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No	
Would development result in an i	No		
Is the site well connected to the	No		
Would development round off the	No		
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	Yes	
Unrestricted Sprawl Conclusion	Inrestricted Sprawl Conclusion Low potential to lead to unrestric		

2. Prevent neighbouring towns from merging

Would development lead	Yes	
Do features provide boundaries to contain the development?		
Coalescence Conclusion	e the green belt gap	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No		
Can development pres	erve this character?			
Character Conclusion No effect on the setting and special character of historic features				

FZ1 over 1 ha. See comments in main text of our response.

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

Well contained site by trees on the borders but relates poorly to urban area. Development would reduce separation between settlements.

SHLAA conclusion	ns					
			Suitabilitye	LDF to determine	Achiovahility	: Longterm (11+yrs)
Availability: Shor	t (=<5 yis)		Sultability.	LDF to determine	Achievability.	Longtenn (11+yis)
Summary of in	frastructur	e provider	comments			
LCC Highways Co	mments					
Public transport acc		ments				Rank (1-5
Poor employment a	ınd Public Traı	nsport accessi	ibility. Good acce	ess to local services.		3
Access comments						
	Rise Achievea	able, Bayton L	ane might not b	e due to trees/speed	of road/lack of footway/width	of road.
Local network com	ments					
Local congestion in		d outer ring ro	oad.			
						3
Mitigation measure	s					Total scor
Access works.	<u> </u>					
						10
Highways site supp	ort					
no	ort					
Contingent on othe	r sites					
Contingent on othe	r sites					
Highways Agenc						
Impact No materi	al impact	Netv	vork Status	No objection		
Network Rail						
Yorkshire Water						
Treatment Works	Knostrop					
co-ordinated with \\ the site. The forth \\ with YW's investmentate into account a	orkshire Wate coming AMP(e ent. It is partic vailable sewe	er's Asset Mar 6) will run fror cularly importa rage and Ww ⁻	nagement Plans m April 2015 to I ant that sites wh TW capacity. If a	(AMP) to ensure the March 2020. Phasing ich represent a 10% developer wants to	necessary infrastructure and ca is one method used to ensure or greater increase in populati bring a site forward before YW	
Environment Age	ency					
Constraints	J					

LCC			
Ecology support	Supported with mitigation		
Supported with mitig consider.	ation to protect and enhance hedgerows and trees - which occur ac	ross the centre	and northern edge of this site. Bats to
Ecology boundary			
Education comments	1		
Flood Risk	7		
Flood Zone 1			
Utilities Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations					
N32 Greenbelt	100.00	%			
N34 PAS	0.00				
RL1 Rural Land	0.00				
N1 Greenspace	0.00				
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA					
Sch. Ancient Mon.	0.00				

Core	Strateg	V

overlap

Main Urban Area	0.00	% overlap
Iviaiii Ui baii Alea	0.00	76 Overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	
	4	

% overlap

Dogor	acratic	n Areas
Keder	neratioi	n Areas

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

Other Spatial Relationship

Nearest train station Horsforth Nearest train station Nearest train station 1679.37 Nearest bus stop 10227 Nearest bus stop 141.57 Agricultural classification Grade 4 Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNA Overlaps LNA Overlaps LNA Overlaps LNA Overlaps Listed Building Overlaps STrat. Employment buffer Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overla		
Nearest train station distance (m) Nearest bus stop Nearest bus stop Nearest bus stop distance (m) Nearest bus stop distance (m) Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	LCC ownership %	0.00
Nearest bus stop Nearest bus stop distance (m) Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Nearest train station	Horsforth
Nearest bus stop distance (m) Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building Overlaps STrat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Major Hazard Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Nearest train station distance (m)	1679.37
Agricultural classification Grade 4 Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Nearest bus stop	10227
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Nearest bus stop distance (m)	141.57
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Agricultural classification	Grade 4
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps SSSI	
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	•	
Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps LNA	
Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps LNR	
Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps Conservation Area	
Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps Listed Building	
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps Strat. Employment buffer	
Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps Public Right of Way	
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps SFRA Flood Zone	
Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps EA Flood Zone	
Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps HSE Major Hazard	
Overlaps Minerals Safeguarded	Overlaps HSE Gas Pipeline	
· · · ·	Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded 100m	Overlaps Minerals Safeguard	ed
	Overlaps Minerals Safeguarded 100)m

Conclusions

Issues and Options Summary

Green Belt site. The site is set to the west of Bayton Lane, relatively remote from the centre of Horsforth. The site itself is relatively contained on all sides by the road and existing residential development, but development would further reduce the Green Belt gap between residential areas. Highway concerns regarding access.

Site affects others?

Sustainability summary

Significant negative - greenfield. Minor negative - ecology (mitigation) and natural resources (agricultural land). Minor positive - access to education and health facilities, greenspace and flood risk.

Summary of reps

Pro - more suitable than 1178A. Ecology issues can be mitigated against.

Anti - road infrastructure cannot support this development. Accident black spot/traffic congestion problem at the junction of West End Lane, Bayton Lane and Layton Road. Layton Road is a thoroughfare for commuters, making it an already dangerous road for pedestrians, especially school children walking to school, because the footpaths on Layton Road are inadequate; the speed limit is 40 MPH, which is ridiculous in a residential area and there are no pedestrian crossings. West End Lane- cars are passing one another, as a pedestrian the vehicles are very close, because this road is so narrow, so how can this road expect to take more traffic. Rat running to the airport.

Statutory - classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development. Site is 924m away from the core network. 8 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is set to the west of Bayton Lane, relatively remote from the centre of Horsforth. The site itself is relatively contained on all sides by the road and existing residential development, but development would further reduce the Green Belt gap between residential areas. Highway concerns regarding access.

Site Details							
Easting	422540	Northing	439168	Site area ha	5.1	SP7	Major Settlement Extension
HMCA Aireborough, North Leeds		Ward	Horsforth				

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No	
Would development result in an i	No		
Is the site well connected to the	Is the site well connected to the built up area?		
Would development round off the	Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		No	
Unrestricted Sprawl Conclusion	ted sprawl		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion Coalescence/merging settlements	•

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion | Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	Marginal effect on the setting & special character, coul-	d be mitigated agains

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

Site currently separates two settlements, development here would result in merging Rawdon and Horsforth. Site is well contained by trees but performs and important role in safeguarding countryside.

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	astructure prov	ider comments			
LCC Highways Com	ments				
Public transport access	sibility comments				Rank (1-5)
Poor employment and	Public Transport a	ccessiblity, good acce	ess to local services.		3
Access comments					
Access onto Layton Ro	oad.				
					5
Local network comme	nts				
Local congestion in Ho	orsforth and outer r	ing road.			3
					3
					T-4-1
Mitigation measures					Total score
Access works/improve	ements to public tra	insport / cumulative f	fund for Hosforth rdt.		11
					''
Highways site support					
yes with mitigation	-				
yes with mingunon					
Contingent on other si	itaa				
Contingent on other si	ites				
Contingent on other si	ites				
Highways Agency					
Impact No material i	Impact	Notwork Status	No objection		
impact No materiari	ППРАСТ	Network Status	No objection		
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
co-ordinated with Yor the site. The forthcor with YW's investment	kshire Water's Asse ming AMP(6) will ru . It is particularly ir	et Management Plans un from April 2015 to mportant that sites wh	(AMP) to ensure the necess March 2020. Phasing is one hich represent a 10% or gre	nt that will connect to the public sewer system sary infrastructure and capacity can be provide e method used to ensure sites are brought for eater increase in population served by the wor a site forward before YW have completed any	ed to serve ward in line rks should
				t would be determined by a developer funded	
Environment Agend	cv				
Constraints					
FZ1 over 1 ha. See co	mments in main te	ext of our response			
1 2121 7 1101 230 00					
LCC					
Ecology support	Not supported				
				lown the western parts of this site and a speci	ies-rich
hedgerow running par	rallel. The beck and	lowland mixed decid	luous woodland are UK BAP	Priority habitats.	

North Leeds

3328 Land at Rawdon, Leeds

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. However, part of site along western boundary will be at risk of flooding from Gill Beck

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

N32 Greenbelt 100.00 % overlap N34 PAS 0.00 **RL1 Rural Land** 0.00 0.00 N1 Greenspace N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA ✓

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

Other Spatial Relationship

Sch. Ancient Mon.

LCC ownership %	0.00
-----------------	------

0.00

Nearest train station	Horsforth
Nearest train station distance (m)	1881.50
Nearest bus stop	6564
Nearest bus stop distance (m)	117.72
Agricultural classification	Grade 4
Overlaps SSSI	
<u> </u>	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

Conclusions

Issues and Options Summary

Green Belt site. Development would result in the coalescence of Rawdon and Horsforth, contrary to one of the purposes of Green Belts in preventing the merging of settlements.

Site affects others?

Sustainability summary

Significant negative - greenfield, ecology objection and landscape. Minor negative - natural resources (agricultural land). Minor positive - access to education and health facilities, flood risk and transport network.

Summary of reps

Pro

No harm to the ecology of the site.

Anti

Congestion, road safety. Roads are already rat runs. West End Lane, Bayton Lane and Layton Road are all mentioned as being unsuitable due to their width and lack of pedestrain access. Other sites are more suitable.

Statutory

Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public

transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development. Site is 594 from the core network. 8 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development would result in the coalescence of Rawdon and Horsforth, contrary to one of the purposes of Green Belts in preventing the merging of settlements.

3330 Land at Rawdon, Leeds

Site Details								
Easting	422836	Northing	439074	Site area ha	1.5	SP7	Main Urban Area Extension	
HMCA North Leeds					Ward	Horsforth		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue	e ribbon development?	No	
Would development result in an isolate	ted development?	No	
Is the site well connected to the built	up area?	No	
Would development round off the sett	ttlement?	No	
Is there a good existing barrier between and the undeveloped land?	een the existing urban area	Yes	
Unrestricted Sprawl Conclusion Low	w potential to lead to unrestrict	ed sprawl	

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	No	
Can development pres	erve this character?	
Character Conclusion	Marginal effect on the setting & special character, coul	d be mitigated agains

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

Development would reduce separation between settlements. Well contained site (tree lined boundaries) but relates poorly to settlement set to the west of main road which currently acts as a strong defensible boundary.

3330 Land at Rawdon, Leeds

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability	: LDF to determine	Achievability: Longterm (11+y	rs)
Summary of infrastructure	provider comments			
LCC Highways Comments				
Public transport accessibility comme	ents			Rank (1-5)
Poor employment and Public Transp	ort accessibility, average	access to local services.		2
Access comments				
Access onto west End Lane achieval	ole but lane is poor in wid	th and lack of footway.		4
Local network comments				
Local congestion in Horsforth and or	uter ring road.			3
Mitigation measures				Total score
Road width and footway works				9
Highways site support				
no				
Contingent on other sites				
Contingent on other sites				
Highways Agency				
Impact No material impact	Network Status	No objection		
Network Rail				
Voulsahina Watan				
Yorkshire Water Treatment Works Knostrop				
Knostrop High and Low Level are lar co-ordinated with Yorkshire Water's the site. The forthcoming AMP(6) with YW's investment. It is particulatake into account available sewerag	s Asset Management Plans will run from April 2015 to arly important that sites w he and WwTW capacity. If	s (AMP) to ensure the nece March 2020. Phasing is or which represent a 10% or g a developer wants to bring	ent that will connect to the public sewer syst ssary infrastructure and capacity can be pro- ne method used to ensure sites are brought reater increase in population served by the v g a site forward before YW have completed a nt would be determined by a developer fund	vided to serve forward in line works should any planned
Environment Agency				
Constraints FZ1 over 1 ha. See comments in m	ain text of our response			
	an text of our response.			
LCC				
33 11	ith mitigation	rows and troos that accur	along all boundaries of this site - a minimum	10 motros
buffer to all boundaries planted with				i io metres

North Leeds

3330 Land at Rawdon, Leeds

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Site is clear of mains. There are gas mains running in the public highway.

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

N32 Greenbelt 100.00 % overlap N34 PAS 0.00 **RL1 Rural Land** 0.00 0.00 N1 Greenspace N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA ✓ Sch. Ancient Mon. 0.00

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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3330 Land at Rawdon, Leeds

Nearest train station	Horsforth
Nearest train station distance (m	1586.42
Nearest bus sto	p 7241
Nearest bus stop distance (m	240.35
Agricultural classification	n Grade 4
Overlaps SS	SI 🗌
Overlaps SEC	il 🗌
Overlaps LN	Α 🗌
Overlaps LN	R 🗌
Overlaps Conservation Are	а
Overlaps Listed Buildir	g 🗌
Overlaps Strat. Employment buffe	er 🗌
Overlaps Public Right of Wa	-
Overlaps SFRA Flood Zor	e
Overlaps EA Flood Zor	
Overlaps HSE Major Hazar	
Overlaps HSE Gas Pipelir	
Overlaps Pot. Contamination	n 🗌
Overlaps Minerals Safegua	rded
Overlaps Minerals Safeguarded 1	00m
o vonapo minoralo baroguaruou i	

3330 Land at Rawdon, Leeds

Conclusions

Issues and Options Summary

Green Belt Site. The site is set to the west of West End Lane which is the current boundary to Horsforth. Development here would be unrelated to the existing settlement pattern, encroach into the Green Belt and reduce the gap between settlements (Horsforth and Rawdon) contrary to one of the purposes of Green Belts in preventing the merging of settlements. Highway concerns regarding suitable access and accessibility.

Site affects others?

Sustainability summary

Significant negative - greenfield. Minor negative - ecology (mitigation), greenhouse emissions, accessibility and natural resources (agricultural land). Minor positive - greenspace and flood risk.

Summary of reps

Pro

The site is more suitable than 1187A

It should be coded Amber.

Anti

Development here would be out of keeping. There are a lot of accidents in the area due to the unsuitable roads for the level of traffic existing and proposed and the lack of pedestrian pavements.

Statutory Metro agree that the site is not suitable. 825m to the core network. 8 buses an hour. Access to primary and secondary schools and healthcare.

Metro - Sites not considered suitable for

allocation for housing' and fall outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public

transport accessibility requirements should housing be brought forward.

We agree that these sites would not be suitable for housing development. 825m to the core network. 8 buses an hour. Access to primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is set to the west of West End Lane which is the current boundary to Horsforth. Development here would be unrelated to the existing settlement pattern, encroach into the Green Belt and reduce the gap between settlements (Horsforth and Rawdon) contrary to one of the purposes of Green Belts in preventing the merging of settlements. Highway concerns regarding suitable access and accessibility.

3341 LS8 2JJ

Site Details								
Easting	433131	Northing	437423	Site area ha		0.3	SP7	Main Urban Area Infill
HMCA	ICA North Leeds					Ward	Roundhay	

Site Characteristics

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	titue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the I	ouilt up area?	
Would development round off the	e settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

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

North Leeds

App Number

14/03683/COND

Proposal

Consent, agreement or approval required by condition 19 of Planning Application 12/03075/FU

3341	LS8 2JJ				
SHLAA conc	lusions				
Availability:	Short (=<5 yrs)	Suitability:	Suitable	Achievability	: Short (=<5yrs)
Summary	of infrastructur	e provider comments			
Highways A	agency	National Chatre			
Impact		Network Status			
Network Ra	ail				
Network Ka	111				
Yorkshire V	Vater				
Treatment We					
Environmen	nt Agency				
Constraints					
LCC					
Ecology supp	ort				
Faalaan ha wa	dom.				
Ecology boun	uary				
Education cor	mments				
Education cor	TITIOTIES				
Flood Risk					
Utilities					
Gas					
Electric					
Fire and Resc	ue				
Telecoms					
Other					
English Herita	age				
Noticed Form	nd				
Natural Engla	nu				
Planning His	story Application	s since 1/1/2009, covering mor	re than 50% of the	site	

Decision

Α

% of site

100

North Leeds

3341 LS8	2JJ		
12/03075/FU	Variation of condition 2 (approved plans) of approval 11/02881/FU for MINOR MATERIAL AMENDMENT relating to 4 five bedroom terrace houses and 1 five bedroom house	Α	100
13/00633/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 8, 11, 13, 16, 17, 18, 24, 26 and 27 of Planning Application 12/03075/FU	INT	100
11/02881/FU	4 five bedroom terrace houses and 1 five bedroom house	Α	100
12/03001/COND	Consent, agreement or approval required by condition 23 of Planning Application 11/02881/FU	Α	100

Spatial relationships

UDP Designations	
N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

% overlap

0.00

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

Other Spatial Relationship

	· ·
Cross Gate	Nearest train station
4335.7	Nearest train station distance (r
542	Nearest bus sto
316.2	Nearest bus stop distance (r
Urban	Agricultural classification
I 🗆	Overlaps SS
I 🗆	Overlaps SE
\	Overlaps LN
R	Overlaps LN
d	Overlaps Conservation Ar
]	Overlaps Listed Buildin
r 🗌	Overlaps Strat. Employment buff
/	Overlaps Public Right of W
9	Overlaps SFRA Flood Zo
e 🗌	Overlaps EA Flood Zo
d	Overlaps HSE Major Haza

LCC ownership %

Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination

3341 LS8 2JJ

North Leeds

3341 LS8 2JJ

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
, , , , , , , , , , , , , , , , , , ,	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	425898	Northing	440617	Site area ha	22.4	SP7	
HMCA	HMCA North Leeds		Ward	Adel and W	harfedale		

Site Characteristics

Site type Mixed

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

Site occupied by Cookridge Golf Course and buildings associated with the use of the golf course. Undulating site extends northwards from Holt Lane with highway access from Cookridge Lane.

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact Material impact	Network Status	No objection subject to satisfactory mitigation

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support Not supported

Not supported (RED). Breary Marsh Site of Special Scientific Interest (SSSI) lies only 200m from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds BAP priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds.

FCO	Oav	hour	ndary

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per Drawing RM/3360 - to reflect the most valuable habitats near Breary Marsh SSSI and Breary Marsh Local Nature Reserve and habitats in the east that help provide an east-west wildlife corridor function. Breary Marsh SSSI lies only 400m (and Breary Marsh LNR only 200m) from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI advice needed from Natural England. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds Biodiversity Action Plan priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds. Mitigation will also be required to protect and enhance the northern and eastern boundaries. Some off-site mitigation/compensation may be acceptable to enhance the area between the allocation and Breary Marsh LNR to assist it to become part of the LN

Education comments	S					
Should this come to	fruition, we would re	equest land from pa	rt of the development for i	new school p	provision.	
Flood Risk						
Flood Zone 1						
	_					
Utilities						
Gas						
Electric						
	'					
Fire and Rescue						
The dia Resede						
Telecoms						
Other						
English Heritage						
Natural England						
Natural England						
Planning History	Applications since	1/1/2009 covering m	nore than 50% of the site			
		17 172000, 00voring 11	iore than 50% of the site	D!-!	04 -5 -14-	
App Number	Proposal			Decision	% of site	
C41-1 1 1	•					_
Spatial relationsh	ips					
UDP Designa	tions	С	ore Strategy			

% overlap

98.56
0.00
0.00
0.00
0.00
0.00
0.00
0.01
0.00
0.00
0.00
0.00
✓
-
0.00

Main Urban Area	1.44	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	2088.99
Nearest bus stop	4628
Nearest bus stop distance (m)	300.01
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

Conclusions

Issues and Options Summary

Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility. Land to the east of the Chestnuts is designated as proposed N5 greenspace. Holt Lane Meadow, Cookridge is designated as Access Land. This land has been designated under the Countryside and Rights of Way Act 2000 as having access on foot for the public. This is one of six throughout Leeds with these rights.

Site affects others?

Sustainability summary

Significant negative - greenfield, ecology objection, landscape and natural resources (agricultural land). Minor negative - greenhouse emissions, accessibility. Minor positive - greenspace and flood risk.

Summary of reps

Pro development

It would be an opportunity tocreate a 'new village' with new facilities - school, shops etc. Allocate instead of Molesely Wood Gardens as a larger site like this would be able to provide the necessary infrastructure unlike Molesely Wood Gardens. 2 larger sites can accommodate all the houses needed in this area rather than more development in Adel which will be stretched with the development of Boddington, the government buildings and Centurion Way. Will prevent the spoiling of the countryside of Adel. Larger developments give opportunity to provide different size units.

Anti development

Site is in the Green Belt. Impact on the environment. Prioritise brownfield development first. Greenspace is important to health and wellbeing and wildlife. Issues around infrastructure. Pressure and problems for access, drainage, public transport, traffic, noise, pollution, pressure on schools. The golf course is a tourist attraction.

Adel Meadows Estate in 1995 was the provision of a Childrens Play Area, running track and & kick-about area, and the planting of 600-plus new trees.

Consultees - classified as 'Sites not considered suitable for

allocation for housing' and fall outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public

transport accessibility requirements should housing be brought forward.

We agree that these sites would not be suitable for housing development. Distance to core network 592. 6 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. There is no defensible boundary to the proposed GB boundary which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility

Site Details

Easting	426114	Northing	440801	Site area ha	36.7	SP7	
HMCA	CA North Leeds, Outer North West		Ward	Adel and W	harfedale		

Site Characteristics

Site type Mixed

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

Site occupied by Cookridge Golf Course and buildings associated with the use of the golf course. Undulating site extends northwards from Holt Lane with highway access from Cookridge Lane.

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support Not supported

Not supported (RED). Breary Marsh Site of Special Scientific Interest (SSSI) lies only 200m from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds BAP priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds.

FCO	Oav	hour	ndary

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Education comments	S					
Should this come to	fruition, we would re	equest land from pa	rt of the development for i	new school p	provision.	
Flood Risk						
Flood Zone 1						
	_					
Utilities						
Gas						
Electric						
	'					
Fire and Rescue						
The dia Resede						
Telecoms						
Other						
English Heritage						
Natural England						
Natural England						
Planning History	Applications since	1/1/2009 covering m	nore than 50% of the site			
		17 172000, 00voring 11	iore than 50% of the site	D!-!	04 -5 -14-	
App Number	Proposal			Decision	% of site	
0	•					_
Spatial relationsh	ips					
UDP Designa	tions	С	ore Strategy			

% overlap

N32 Greenbelt	99.94
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.07
N1A Allotments	0.00
N5 Open Space	15.22
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	✓
	-
Sch. Ancient Mon.	0.00

Main Urban Area	0.06	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	
	-	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	15.19
Nearest train station	Horsforth
Nearest train station distance (m)	2372.31
Nearest bus stop	4628
Nearest bus stop distance (m)	561.45
Agricultural classification (Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100r	n 🗌

Conclusions

Issues and Options Summary

Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility. Land to the east of the Chestnuts is designated as proposed N5 greenspace. Holt Lane Meadow, Cookridge is designated as Access Land. This land has been designated under the Countryside and Rights of Way Act 2000 as having access on foot for the public. This is one of six throughout Leeds with these rights.

Site affects others?

Sustainability summary

Significant negative - greenfield, ecology objection, landscape and natural resources (agricultural land). Minor negative - greenhouse emissions, accessibility. Minor positive - greenspace and flood risk.

Summary of reps

Pro development

It would be an opportunity tocreate a 'new village' with new facilities - school, shops etc. Allocate instead of Molesely Wood Gardens as a larger site like this would be able to provide the necessary infrastructure unlike Molesely Wood Gardens. 2 larger sites can accommodate all the houses needed in this area rather than more development in Adel which will be stretched with the development of Boddington, the government buildings and Centurion Way. Will prevent the spoiling of the countryside of Adel. Larger developments give opportunity to provide different size units.

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Consultees - classified as 'Sites not considered suitable for

allocation for housing' and fall outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public

transport accessibility requirements should housing be brought forward.

We agree that these sites would not be suitable for housing development. Distance to core network 592. 6 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility

Site Details	

Easting	427827	Northing	437482	Site area ha	4	SP7	Main Urban Area Extension
HMCA	North Leeds	5			Ward	Weetwood	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site off Weetwood Avenue. The site is flat with a significant amount of treecover. Residential areas on the east, south and west.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion No merging of settlements	•

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

	-		
Site within/adjacent to	conservation area/listed building/historical features?	Yes	
Can development pres	erve this character?		
Character Conclusion	Marginal effect on the setting & special character, coul	d be mitigated agains	t through appropriate detailed design

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

Strong links to main urban area. Well contained site (tree lined boundaries) reducing potential for further sprawl. Site performs important open space function.

SHLAA conclusions					
Availability: Longter	m (+11yrs)	Suitability:	LDF to determine	Achievability: Longterm (1	1+yrs)
Summary of infra	structure prov	rider comments			
LCC Highways Com	ments				
Public transport access	sibility comments				Rank (1-5)
Poor employment and	Public Transport ad	ccessibility, average a	access to local services	i.	2
Access comments					
Adequate frontage wit	h adopted highway	'.			5
Local network comme	nts				
Significant congestion	issues on A660.				
					2
Mitigation massures					Total score
Mitigation measures Access works, possible	e footway works red	quired, cumulative co	ngestion fund possible	e, public transport improvements required	9
Highways site support Yes with mitigation an		ent.			
Contingent on other si no	tes				
Contingent on other si	tes				
no					
Highways Agency Impact No material i	mpact	Network Status	No objection		
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
co-ordinated with York the site. The forthcon with YW's investment, take into account avail	kshire Water's Asse ning AMP(6) will ru . It is particularly in lable sewerage and	et Management Plans in from April 2015 to inportant that sites wh I WwTW capacity. If a	(AMP) to ensure the n March 2020. Phasing is nich represent a 10% c a developer wants to b	pment that will connect to the public sewer lecessary infrastructure and capacity can be s one method used to ensure sites are brou or greater increase in population served by oring a site forward before YW have comple nount would be determined by a developer	e provided to serve ught forward in line the works should sted any planned
Environment Agend	·v				
Constraints					
FZ1 over 1 ha. See co	nments in main te	ext of our response.			
LCC		·			
Ecology support	Not supported				

Not supported (RED). This proposed allocation includes 0.054ha of the Meanwood Valley SEGI in the north-east corner (an area of woodland linked to the wider site and wildlife corridor). The rest of the site has no site-based designations but will form part of the Leeds Habitat Network - it lies

on the Meanwood Valley wildlife corridor which runs into the heart of Leeds. The site is currently grassland on former arable land with smaller areas of plantation woodland. The open farmland and belts of woodland are considered to add to the variety of habitats in a corridor already constrained by development.

Ecology boundary		
Education comments	s	
Flood Risk		
Flood Zone 1. There	e is a combined sewer running across the NW corner of the site. Field drainage and short section of culvert within SW corner.	
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
Other		
English Heritage		
Natural England		
Planning History	Applications since 1/1/2009, covering more than 50% of the site	
App Number	Proposal Decision % of site	

Spatial relationships

UDP Designations		
N32 Greenbelt	99.98	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	1.07	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	71.13	
N8 Urban Green Corridor	99.98	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.02	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	%	0.00	
Nearest train station		Headingley	
Nearest train station distance ((m)	1946.11	
Nearest bus s	top	1130	
Nearest bus stop distance ((m)	277.79	
Agricultural classificat	ion	Non-agricul	tural
Overlaps S	SSI		
Overlaps SI	EGI	✓	
Overlaps L	NA		
Overlaps L	Overlaps LNR		
Overlaps Conservation A	rea	✓ ✓	
Overlaps Listed Build	ling		
Overlaps Strat. Employment but	ffer		
Overlaps Public Right of V	Vay	✓	
Overlaps SFRA Flood Zo	one	✓	
Overlaps EA Flood Zo	one	✓	
Overlaps HSE Major Hazard			
Overlaps HSE Gas Pipeline			
Overlaps Pot. Contaminat	ion	✓	
Overlaps Minerals Safegu	uard	ed	
Overlaps Minerals Safeguarded	100)m	

Conclusions

Issues and Options Summary

Green Belt site. The site is relatively well related to the urban area, bounded by residential development to the west and south and trees to the north and east, but performs an important function as open space. The bulk of the site is designated as protected playing pitch (N6) on the existing UDP. See also greenspace section, page 36, question G18. It is also in an Urban Green Corridor and a Conservation Area.

Site affects others?

Sustainability summary

Significant negative - loss of leisure, greenspace (N1 & N6), greenfield and ecology objection. Minor negative - community cohesion (loss of leisure facility), greenhouse emissions, accessibility, landscape and historic environment. Minor positive - flood risk.

Summary of reps

Anti - site forms part of the urban green corridor

Statutory - Metro classified as 'Sites not considered suitable for

allocation for housing' and fall outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public

transport accessibility requirements should housing be brought forward.

We agree that these sites would not be suitable for housing development. 570m from the core network. 4 buses an hour. No access to primary or secondary schools or healthcare.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green belt site. The site is well related to the urban area, bounded by residential development to the west and south and trees to the north and east. A large part of the site is designated as protected playing pitch (N6) on the UDP and is also in an urban green corridor and conservation area. The site is in private ownership and has not been in active playing field use for some years. Development of the site would have little or no impact on the purposes of green belt and it is separated from the major local area of green space, Meanwood Park, by a strong tree belt. In addition to meeting the housing target in North Leeds development would help fund improvements at Headingley cricket and rugby ground the importance of which is recognised in the Core Strategy (para 4.7.10)

Site Details								
Easting	423438	Northing	439428	Site area ha	1.3	SP7	Main Urban Area Extension	
HMCA North Leeds		Ward	Horsforth					

Site Characteristics

Site type Brownfield

On-site land uses

Dwellings

Neighbouring land uses

Education

Places of worship

Outdoor sport facility

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead	No	
Do features provide bound	No	
Coalescence Conclusion		•

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	No	
Does the site provide acces	No	
Does the site include local/	national nature conservation areas (SSSIs	No
Areas of protected/unprote	No	
Site includes Grade 1, Grad	No	
Does the site contain buildi	No	
Are these buildings used fo	No	
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion

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

Part of the site is within Green Belt (30%).

SHLAA conclusions

Availability: Unavailable Suitability: Unsuitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good access to local services, poor public transport.

3

Access comments

Adequate visibility may not be achievable onto adopted highway due to land frontage, may need adjcent land 3384

Local network comments

Significant congestion issues in Horsforth

Mitigation measures Total score

2

8

Footway works required, network congestion works required, public transport improvements

Highways site support

110

Contingent on other sites

possible combined with 3384

Contingent on other sites

possible combined with 3384

Highways Agency

 Impact
 No material impact
 Network Status
 No objection

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

North Leeds

Spatial relationships

UDP Designations

3381 B	Brownberrie Lane		
LCC			
Ecology support	Supported with mitigation		
aerial photograp formalised throu	mitigation. This proposed allocation overlaps with 0.5 phs to have already be degraded by tree clearance assugh permanent fencing to reduce unauthorised access of the existing wood/fence-line will be required on the	ociated with an existing property and further erosion of woodland	. The boundary of the LNA should be habitat, and a minimum 20 metre buffer
Ecology boundar	ry		
Education comm	nents		
Flood Risk			
Flood Zone 1. W boundary of the	We have a record of a couple of flood incidents within te site.	he site boundary. There is a mino	or watercourse / drain along the Northern
Utilities			
Gas			
There are gas m	nains running in the carriageway and services running	to existing properties.	
Electric			
Fire and Rescue			
The and Rescue			
Telecoms			
Other			
English Heritage			
Natural England	I		
Planning Histo	ory Applications since 1/1/2009, covering more than	50% of the site	
App Number	Proposal	Decision	% of site

Core Strategy

N32 Greenbelt	29.88	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	70.12	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

Other Spatial Relationship

0.33
Horsforth
1023.73
60
118.94
ade 4
✓

Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline

✓

Overlaps Mii	nerals Safeguarded
Overlaps Minerals	Safeguarded 100m

Overlaps Pot. Contamination

Conclusions

Issues and Options Summary

Part of the site is within Green Belt (30%). Part of the site is also a Local Nature Area (LNA) on the existing UDP. The remaining area is occupied by existing dwellings. This area alone would be too small to be allocated. Highway concerns regarding access - would need to be combined with site 3384.

Site affects others?

Sustainability summary

Significant negative - landscape. Minor negative - part greenfield/brownfield, ecology (mitigation) and natural resources (agricultural land). Minor positive - access to education and health facilities and flood risk.

Summary of reps

Metro - classified as 'Sites not considered suitable for

allocation for housing' and fall outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public

transport accessibility requirements should housing be brought forward.

We agree that these sites would not be suitable for housing development. 882m from the core network. 6 buses an hour. Accessible for primary and secondary schools and healthcare

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Part of the site is within Green Belt (30%). Part of the site is also a Local Nature Area (LNA). The remaining area is occupied by existing dwellings. This area alone would be too small to be allocated. Highway concerns regarding access.

Site Details							
Easting	423578	Northing	439358	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	North Leed	S			Ward	Horsforth	

Site Characteristics

Site type Greenfield

On-site land uses

Education

Neighbouring land uses

Dwellings

Education

Car Parks

Other land uses - None

Topograp	ny Flat	Landscape	Limited Tree Cover
Boundari	s Partially well-defined	Road front	Yes

Description

Greenfield site off Brownberrie Lane, Horsforth. The surrounding area is predominantly residential with Leeds Trinity University located to the south.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an isolated development?				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

_					
Would development lead to physical connection of settlements?					
Do features provide bound					
Coalescence Conclusion					

3. Assist in safeguarding the countryside from encroahment

•	•				
Strong defensible boundary	between site and urban area				
Does the site provide acces	s to the countryside				
Does the site include local/	national nature conservation areas (SSSIs				
Areas of protected/unprotected woodland/trees/hedgerows?					
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?					
Does the site contain buildings					
Are these buildings used for agricultural purposes?					
Encroachment Conclusion					

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

North Leeds

3384	Brownberrie Lane						
	clusion from assessment again ics of openness and permaner		oses of green bo	elt and essent	ial		
SHLAA cond	lusions						
Availability	Short (early)	Suitability:	Suitable		Achievability: Short (=	<5yrs)	
Summary	of infrastructure provider	comments					
LCC Highwa	ys Comments						
1	ort accessibility comments					Rank	(1-5)
Good access	to local services, poor Public Trans	sport.					
						3	,
Access comm	ents						
Adequate fro	ntage with main road.						
						5	,
Local networ	comments						
Significant co	ngestion issues in Horsforth.						
						2	•
Mitigation me	asures					Total	score
	s required, network congestion w	orks required, p	oublic transport in	nprovements.			_
						10	J
Highways site	support						
yes with miti							
Contingent of	other sites						
possible com	pined with 3381						
Contingent o	other sites bined with 3381						
possible com	onieu with 5561						
Highways A							
Impact No	naterial impact Netwo	ork Status	No objection				
Network Ra	il						
Yorkshire V	/ater						
Treatment W	orks Knostrop						
co-ordinated the site. The with YW's in take into acc improvement	n and Low Level are large works w with Yorkshire Water's Asset Mana forthcoming AMP(6) will run from restment. It is particularly importation bunt available sewerage and WwT s it may be possible for the develop	agement Plans (April 2015 to N nt that sites wh W capacity. If a	(AMP) to ensure t March 2020. Phas ich represent a 10 developer wants	he necessary infing is one methodown or greater into to bring a site for the necessary in the necessary information of the necessary	rastructure and capacity car od used to ensure sites are b acrease in population served forward before YW have com	n be provided to ser prought forward in I by the works should apleted any planned	rve line d
study.							
Environme	t Agency						
Constraints							

FZ1 under 1 ha. See comments in main text of our response.

North Leeds

3384 Brow	nberrie Lane		
LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. There	is a minor drain and a short section of culvert within the site.		
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
OH			
Other English Heritage			
Liigiisii Heritage			
N	1		
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

Planning History Applications since 1/1/2009, covering more than 50% of the site							
App Number	Proposal	Decision	% of site				
13/9/00208/MOD	Single storey extension to form annexe NON MATERIAL AMENDMENT to 13/01720/FU: Regularisation of plans following detailed design to alter single storey extension. Roof pitch to match existing roof's pitch, and to replace existing lobby roof with new upgraded roof.	M01	99				
13/01720/FU	Single storey extension to form annexe	Α	99				

Cnatial	relationship	20
Spatiai	I CIALIUI ISI III	JS.

UDP Designations

Core Strategy

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Necessary station	Hamafamble
Nearest train station	Horsforth
Nearest train station distance (m)	870.32
Nearest bus stop	6001
Nearest bus stop distance (m)	57.41
Agricultural classification	Jrban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	$\overline{\Box}$
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	П
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m _

Conclusions

Issues and Options Summary

Site within urban area. Residential use acceptable in principle. Scope for road frontage development (capacity reduced to reflect this).

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - access to education and health and flood risk.

Summary of reps

Metro -Sites which have potential to be

allocated for housing' but fall outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.

The table also includes accessibility assessments results to access other services

and facilities within acceptable journey times on public transport.727m from the core network. 6 buses an hour. Accessible for primary and seconday schools and healthcare.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site within urban area. Residential use acceptable in principle.

3402 Clayton Wood Bank

Site Details								
Easting	425925	Northing	438198	Site area ha		1	SP7	Main Urban Area Infill
HMCA	North Leeds	5				Ward	Weetwood	-
Site Characteristics								
Site type Brownfield								
On-site land uses								
Manufacturing and Wholesale								

Neighbouring land uses

Wholesale distribution

Office

Office

Unmanaged Forest

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boun		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

3 3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

- •	
Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

3402 **Clayton Wood Bank** Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Achievability: Short (=<5yrs) Availability: Short (early) Suitability: Unsuitable Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility all round 5 Access comments Poor access arrangements onto ring road require mitigation, future development coming forward 4 Local network comments Local congestion on ring road 3 **Total score** Mitigation measures Access works 12 Highways site support yes with mitigation Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

FZ1 under 1 ha. See comments in main text of our response.

3402 Clayton Wood Bank

LCC			
Ecology support	Supported		
Supported	1 11		
Ecology boundary			
, , , , , , , , , , , , , , , , , , ,			
Education comments			
Eddottori comments			
Flood Risk			
	site susceptible to surface water flooding.		
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
	1		
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
		Decision	% of site
App Number	Proposal	Decision	70 UI SILE

Spatial relationships

UDP Designations

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	V

% overlap

Regeneration Areas

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

3402 Clayton Wood Bank

LCC ownership	%	0.00
Nearest train station	H	lorsforth
Nearest train station distance (n	n)	1774.48
Nearest bus sto	ор	1628
Nearest bus stop distance (n	n)	127.06
Agricultural classification	on Ur	ban
Overlaps SS	SI	
Overlaps SE	GI	
Overlaps LN	1A	✓
Overlaps LN	I R	
Overlaps Conservation Are	ea	
Overlaps Listed Buildin	ng	
Overlaps Strat. Employment buff	er	
Overlaps Public Right of Wa	ay	
Overlaps SFRA Flood Zor	ne	
Overlaps EA Flood Zor	ne	
Overlaps HSE Major Haza	rd	
Overlaps HSE Gas Pipeline		
Overlaps Pot. Contamination		✓
Overlaps Minerals Safegua	arded	
Overlaps Minerals Safeguarded 1	100m	

3402 Clayton Wood Bank

Conclusions

Issues and Options Summary

Existing employment site, surrounded by other employment uses and Clayton Wood. Therefore considered inappropriate for residential.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Significant positive - access to greenspace, greenhouse emissions, transport network and accessibility. Minor positive - access to education and health and brownfield site.

Summary of reps

Anti - unsuitable to have housing in a commercial estate.

Statutory - 'Sites not considered suitable for

allocation for housing' that fall within 400m of the current core bus network.

From a public transport perspective, these sites (in principle) would be acceptable for

housing development. For the larger sites, site specific mitigation would be required

but it is unlikely that substantial bus service provision would be required at these

sites (based on the current public transport network). 239 from the core network. 8 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Existing employment site, surrounded by other employment uses and Clayton Wood. For these reasons the site is considered inappropriate for residential.

3457 Weetwood Manor

Site Deta	ails						
Easting	427354	Northing	437552	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	North Leeds	S			Ward	Weetwood	

Site Characteristics

Site type Greenfield

On-site land uses

Unmanaged Forest

Neighbouring land uses

Dwellings

Water Storage and Treatment

Outdoor sport facility

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

Greenfield site to the west of Weetwood Court. Water treatment works to the west, school playing fields to the south and housing to the north and east.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

-	
Would development lead to/constitue ribbon	development?
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the and the undeveloped land?	existing urban area
Unrestricted Sprawl Conclusion	·

2. Prevent neighbouring towns from merging

•		
Would development lead	to physical connection of settle	ements?
Do features provide bound	daries to contain the developm	ent?
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

3457 **Weetwood Manor** Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Achievability: Short (=<5yrs) Availability: Short (=<5 yrs) Suitability: Suitable Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility all round 5 Access comments No access onto Weetwood Lane 1 Local network comments Local congestion on A660 and Headingley 3 **Total score** Mitigation measures Access improvements 9 Highways site support Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

North Leeds

3457 Wee	twood Manor					
LCC						
Ecology support	Supported					
Supported						
Ecology boundary						
Education comments	5					
Flood Risk Flood Zone 1						
Flood Zone 1						
Utilities						
Gas						
Electric						
	,					
Fire and Rescue						
Telecoms						
Other						
English Heritage						
In view of the duty need to be some as important contributi considered to be acc	on the Council to pressessment of what cor on to the character of ceptable. Inment proposals woul	tribution this area make the Conservation Area,	ea. aracter or appearance of es to the landscape settin , then the plan would nee nose elements which con	ng of the Cons ed to explain	servation Area. If this ar why its loss and subsequ	ea does make an uent development is
Natural England						
Planning History	Applications since 1	/1/2009, covering more	than 50% of the site			
App Number	Proposal		[Decision	% of site	
Spatial relationsh	ips					
UDP Designa	tions	Core	Strategy			

3457 Weetwood Manor

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship	P
LCC ownership %	0.00
Nearest train station	Headingley
Nearest train station distance (m)	1809.85
Nearest bus stop	10632
Nearest bus stop distance (m)	181.15
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

3457 Weetwood Manor

Conclusions

Issues and Options Summary

Site within existing urban area where residential use is acceptable in principle. Highway concerns regarding access.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - landscape. Significant positive - greenhouse emissions and accessibility. Minor positive - access to education, health and greenspace and flood risk.

Summary of reps

Statutory - sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service

frequency levels. 283m from the core network. 24 buses an hour. Accessible for primary and secondary schooling and healthcare.

English Heritage

This site adjoins the boundary of the Meanwood Conservation Area. In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable. If allocated, development proposals would need to ensure

that those elements which contribute to the character of that part of the adjacent Conservation Area are not harmed.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site within existing urban area where residential use is acceptable in principle. Highway concerns can be mitigated through access improvements.

Site Deta	ails						
Easting	425587	Northing	439954	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	North Leeds	3			Ward	Adel and W	harfedale

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Water Storage and Treatment

Education

Dwellings

Other land uses - None

Topograph	/ Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site off Otley Old Road and Holtdale Approach, Holt Park. Housing to the north, Ralph Thoresby High School and associated car park to the east and Tinshill BT Tower to the south.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

4000 Ralph Thoresby (Site F) Holt Park, Leeds Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility all round 5 Access comments Good frontages with adopted highway, possible problems with junction spacings with other accesses 4 Local network comments Spare local capacity 5 **Total score** Mitigation measures footway works around frontages, access improvements 14 Highways site support Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

FZ1 under 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	1
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric]
21001110	
Fire and Rescue	
Telecoms	
Other English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/04318/TWA	New Generation Transport routes		99

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.99	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.99	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas

Inner So	uth RA	0.00	% overlap
LB Corri	dor RA	0.00	
EA	SEL RA	0.00	
Aire Va	lley RA	0.00	
West Leeds G	ateway	0.00	

LCC ownership %	97.90
Nearest train station	Horsforth
Nearest train station distance (m)	1422.64
Nearest bus stop	5067
Nearest bus stop distance (m)	56.66
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

Conclusions

Issues and Options Summary

Site is designated as greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 36, question G19. No existing facilities or features on the site. Could have some potential for residential development. Adjacent a school and residential area.

Site affects others?

Sustainability summary

Significant negative - greenfield site and agricultural land. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to education, health, leisure and greenspace and flood risk.

Summary of reps

Pro - for flats or sheltered housing due to the size of the site. A community use only.

Anti -

Statutory - metro - classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. 35m from the core network. 6 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Greenfield site within residential area. Suitable in principle for residential.

one betails	Site	Detail	s
-------------	------	--------	---

Easting	434066	Northing	437666	Site area ha	1.5	SP7	Main Urban Area Extension
HMCA North Leeds		Ward	Roundhay				

Site Characteristics

Site type Mix 60:40

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Outdoor sport facility

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No	
Do features provide bound	daries to contain the development?	No	
Coalescence Conclusion	No merging but there is no defensible bou	ındary	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	Yes			
Can development pres	erve this character?				
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design				

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

Relates poorly to settlement. Would have to be developed alongside larger adjacent site. Overlaps conservation area.

SHLAA conclusions						
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infra	structure prov	vider comments				
Public transport access Fails all accessibility st	sibility comments					Rank (1-5)
Access comments Elmete Lane not suite	d to intensification	of use				1
Local network comme Elmete Lane not suite		of use				_ 1
Mitigation measures						Total score
						3
Highways site support						
Contingent on other si access could be taken						
Contingent on other si access could be taken						
Highways Agency						
Impact No material i	mpact	Network Status	No objection			
Network Rail						
Yorkshire Water	1					
Treatment Works	Knostrop					
co-ordinated with Yor the site. The forthcor with YW's investment	kshire Water's Asse ning AMP(6) will ru . It is particularly in	et Management Plans In from April 2015 to nportant that sites wh	(AMP) to ensure the n March 2020. Phasing inich represent a 10% (pment that will connect to the lecessary infrastructure and ca s one method used to ensure or greater increase in population oring a site forward before YW	pacity can be provide sites are brought forw on served by the work	d to serve vard in line ks should

improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility

Environment Agency

Constraints

study.

FZ1 over 1 ha. See comments in main text of our response.

4013 Land	d at Elmete Lane	, Roundhay		
LCC				
Ecology support	Supported			
Supported				
Ecology boundary				
Ecology bourlast y				
Education comment		405 anima and 1/0	and the second s	and a constant
2063+4013+3315+	1190= 1619 houses	generates 405 primary and 162 s	econdary children. New 2FE	primary school would be required.
Flood Risk				
Flood Zone 1				
Utilities				
Gas				
Electric				
Fire and Rescue				
Telecoms				
Telecoms				
Other				
English Heritage				
important contribut development would appearance of its C Conservation Area. why its loss and sul There is a Grade II desirability of prese Consequently, before	ion to the character of result in harm to that onservation Areas, the If this area does make osequent development Listed Building at Bestrying Listed Buildings are allocating this area of these assets and where the second in t	r appearance of the Conservatior t part of the designated area. In ere will need to be some assessn e an important contribution to th t is considered to be acceptable. chwood (to the south). There is or their setting or any features of	n Area. Therefore, one might view of the duty on the Cour nent of what contribution this e character of the Conservat # a requirement in the 1990 Ac of special architectural or hist me assesment of what contri	this open area was considered to make an assume that its loss and subsequent noil to preserve or enhance the character or is plot of land makes to the character of the ion Area, then the plan would need to explain at that "special regard" should be had to the toric interest which they possess. bution this currently undeveloped area makes
Natural England				
Planning History	••	/1/2009, covering more than 50%	o of the site Decision	% of site
App Number	Proposal		Decision	% of site
Spatial relationsh	nips			
UDP Designa	tions	Core Strat	egy	

overlap

	N32 Greenbelt	100.00	%
	N34 PAS	0.00	
	RL1 Rural Land	0.00	
	N1 Greenspace	0.00	
	N1A Allotments	0.00	
	N5 Open Space	0.00	
	N6 Playing Pitch	0.00	
N8	Urban Green Corridor	100.00	
	CC Shopping Quarter	0.00	
	UDP City Centre	0.00	
	S2S6 Town Centre	0.00	
F	Proposed Local Centre	0.00	
	Overlaps N37 SLA		
	Sch. Ancient Mon.	0.00	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

Other Spatial Kelationship	
LCC ownership %	0.00
	ss Gates
Nearest train station distance (m)	3909.54
Nearest bus stop	11538
Nearest bus stop distance (m)	585.04
Agricultural classification Gr	ade 3
Overlaps SSSI	
Overlaps SEGI	П
Overlaps LNA	
Overlaps LNR	
· · · · · · · · · · · · · · · · · · ·	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	_
Overlaps Minerals Safeguarded 100m	

Conclusions

Issues and Options Summary

Green Belt site. Residential property and associated land to west, and field to east. Would only allocate alongside site 3315. If 3315 was released for development, site 4013 would round off development. Significant Highway concerns regarding access, accessibility and local network constraints.

Site affects others?

Sustainability summary

Significant negative - greenfield site, greenhouse emissions, transport network, accessibility and agricultural land. Minor negative - access to education and health. Minor positive - access to greenspace, and flood risk.

Summary of reps

pro - No clear justification is provided as to why sites with similar constraints have been assessed in different categories.

Cannot access rep 607 Limited highway capacity

statutory - classified as 'Sites which have potential but

issues or not as favoured as green sites' but fall outside 400m of the current core

bus network. Consideration needs to be given to if this site would be able to meet the

LDF public transport accessibility requirements should housing be brought forward.

We are be minded to recommend that these site were not prioritised for housing until

other more accessible site have been considered.

Sites which fall marginally outside the 400m catchments and have high bus

frequencies or are small low capacity sites are less of concern but are flagged up

nonetheless. 678 from the core network. 6 buses an hour. No access to primary or secondary schools or healthcare. ENGLISH HERITAGE - there

will need to be some assessment

of what contribution this plot of

land makes to the character of

the Conservation Area. If this

area does make an important

contribution to the character of

the Conservation Area, then the

plan would need to explain why its loss and subsequent

development is considered to be

acceptable.

There is a Grade II Listed Building at Beechwood (to the south). There is a requirement in

the 1990 Act that `!special

regard"should be had to the

desirability of preserving Listed

Buildings or their setting or any

features of special architectural

or historic interest which they

possess.

Consequently, before allocating this area, there would also need to be some assesment of what

contribution this currentlyundeveloped

area makes to the

signficance of these assets and what effect its loss and

subsequent development might

have upon their significance.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.

4021 Horsforth Mills, Low Lane, Horsforth

Site Details								
Easting	425270	Northing	437681	Site area ha	0.	.7	SP7	Main Urban Area Infill
HMCA	North Leeds	S			\	Ward	Horsforth	

Site Characteristics

Site type Brownfield

On-site land uses

Storage

Office

Car Parks

Neighbouring land uses

Dwellings

Managed Forest

Shops

Other land uses - None

٦	Городгарһу	Flat	Landscape	No Tree Cover
	Boundaries	Existing well defined	Road front	Yes

Description

Brownfield site in urban area off Low Lane, Horsforth.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to	physical connection of settlements?
Do features provide bounda	aries to contain the development?
	· · · · · · · · · · · · · · · · · · ·

Coalescence Conclusion

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

FZ3. See comments in main text of our response.

4021 Horsforth Mills, Low Lane, Horsforth Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Unknown Suitability: Suitable Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport, employment, health and education good 5 Access comments Access at Low Lane / Butcher Hill junction require different arrangement to current mini roundabout - difficult to achieve without 2 third party land Local network comments Local capacity issues 3 **Total score** Mitigation measures Access junction 10 Highways site support Yes with mitigation Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

North Leeds

4021 Horsforth Mills, Low Lane, Horsforth

LCC

Ecology support Not supported

Not supported (RED). No site-based designations but the Oil Mill Beck forms the south east boundary of this proposed allocation. This is an important wildlife corridor.

Ecology boundary

Suppported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/4021 in order to provide a minimum 20 metre buffer to the Oil Mill Beck. Mitigation will be required to protect and enhance the excluded 20 metre buffer to the Oil Mill Beck - including planting with native small trees and shrubs.

Education comments

Flood Risk

Flood Zone 3A. Oil Mill Beck runs along Eastern boundary.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

The bridge over Moseley Beck is a Grade II Listed Building.

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, redevelopment proposals would need to ensure that those elements which contribute to the significance of this asset are not harmed

Natural England

Housing sites 4056, 4057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these allocations on the interest features of the SSSI should be examined.

Planning History	Story Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
14/01523/FU	Alterations and five storey extension to mill to form 84 flats with undercroft parking, one detached 3 and 2 storey block to form 5 flats, demolition of existing buildings, associated access, car parking and landscaping	A	97			

Spatia	I relati	onshi	ps

UDP Designations

Core Strategy

4021 Horsforth Mills, Low Lane, Horsforth

% overlap

0.01
0.00
0.00
0.00
0.00
0.00
0.00
0.01
0.00
0.00
0.00
0.00
0.00

Main Urban Area	99.99	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	1687.80
Nearest bus stop	7138
Nearest bus stop distance (m)	74.84
Agricultural classification (Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100r	m

4021 Horsforth Mills, Low Lane, Horsforth

Conclusions

Issues and Options Summary

Site currently on the market with vacant possession. Site is in flood zone 3 (high risk). We are consulting the Environment Agency on all sites and their comments will be taken into consideration before making a final decision on allocations.

Site affects others?

Sustainability summary

Significant negative - ecology objection and flood risk. Minor negative - employment and economic growth. Significant positive - access to greenspace, greenhouse emissions and transport network. Minor positive - access to education and health and brownfield site.

Summary of reps

Pro - support subject to the retention of the mill building and conversion to flats.

Statutory - Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service

frequency levels. Distance to the core network 60. 9 buses an hour. Site is accessible for primary and secondary schools and healthcare.

English Heritage

The bridge over Moseley Beck is a Grade II Listed Building. There is a requirement in the 1990 Act that `!special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, redevelopment proposals would need to ensure that those elements which contribute to the significance of this asset are not harmed.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site in residential area. Suitable in principle for housing.

4055 Former Police Station, Broadway, Horsforth

Site Details								
Easting	423249	Northing	437651	Site area ha	0.4	SP7	Main Urban Area Infill	
HMCA N	orth Leeds	5			Ward	Horsforth		
Site Chara	Site Characteristics							
Site type B								
On-site land	uses							
General		,						
Neighbouring	land uses	i						
Office								
Dwellings	Dwellings							
Other land uses - None								
Topography	Flat				Landscape	Limited Tree	Cover	
Boundaries	Existing v	vell defined			Road front	Yes		
Description								

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

•		
Would development lead to/cons	titue ribbon development?	
Would development result in an i	solated development?	
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

•	5	5 5	
Would development lead t			
Do features provide bound			
Coalescence Conclusion			•

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

	•
Site within/adjacent to	conservation area/listed building/historical features?
Can development pres	erve this character?
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential

characteristics of openiness and permanence

Supported

4055 Former Police Station, Broadway, Horsforth

SHLAA conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport, employment, health and education good 5 Access comments Access Ok, exit only onto Broadway as current arrangement. 4 Local network comments Congested area of network, concerns with Horsforth Roundabout 3 Total score Mitigation measures Funding towards ring road works 12 Highways site support Yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response. LCC **Ecology support** Supported

4055 Former Police Station, Broadway, Horsforth

Ecology boundary
Education comments
Flood Risk
Flood Zone 1
Utilities
Gas
Electric
Liectric
Fire and Rescue
Telecoms
Other
English Heritage
Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
13/05048/COND	Consent, agreement or approval required by conditions 14, 15, 16 and 21 of Planning Application 13/02280/FU	SPL	100			
14/00203/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/02280/FU	Α	100			
13/02280/FU	Demolition of existing buildings and construction of 12 dwellings	Α	100			

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	Core Strategy	
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Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	1894.30
Nearest bus stop	10970
Nearest bus stop distance (m)	60.88
Agricultural classification U	ban
Overlaps SSSI	
Overlaps SEGI	П
Overlaps LNA	
Overlaps LNR	П
Overlaps Conservation Area	ī
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	\Box
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\bar{\sqcap}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

4055 Former Police Station, Broadway, Horsforth

Conclusions

Issues and Options Summary

Site would be suitable for residential development in principle. However could also come forward for employment/retail use as a result of proximity to centres.

Site affects others?

Sustainability summary

Significant negative - pollution. Minor negative - employment and economic growth. Significant positive - brownfield site, greenhouse emissions, flood risk and accessibility. Minor positive - access to education, health, leisure and greenspace and transport network.

Summary of reps

Statutory - Green and Amber Sites within the Core Public Transport Network Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service

frequency levels. The site is 97m from the Core Network. The site has 8 buses an hour and is accessible for Primary, secondary schools and healthcare.

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Deta	ails							
Easting	423658	Northing	438343	Site area ha		0.7	SP7	Main Urban Area Infill
HMCA	HMCA North Leeds			Ward	Horsforth			

Site Characteristics

Site type Brownfield

On-site land uses

General

Neighbouring land uses

Dwellings

Outdoor sport facility

Education

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

_		
Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

4056 Church Lane, Horsforth Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Achievability: Medium (6-10yrs) Availability: Unknown Suitability: Suitable Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport, employment, health and education good 5 Access comments Existing access ok, sightlines could be improved within landscaping 5 Local network comments Ok for level of development 5 **Total score** Mitigation measures 15 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Housing sites 4056, 4 allocations on the inte	1057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these erest features of the SSSI should be examined.
Dianning History	Applications since 1/1/2009, covering more than 50% of the site

overlap

App Number Proposal Decision % of site

Spatial relationships

UDP Designations				
N32 Greenbelt	0.00	%		
N34 PAS	0.00			
RL1 Rural Land	0.00			
N1 Greenspace	0.00			
N1A Allotments	0.00			
N5 Open Space	0.00			
N6 Playing Pitch	0.00			
N8 Urban Green Corridor	0.00			
CC Shopping Quarter	0.00			
UDP City Centre	0.00			
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Overlaps N37 SLA				
Sch. Ancient Mon.	0.00			

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas

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

Nearest train station Nearest train station Nearest train station Nearest train station Nearest bus stop Nearest bus stop 11415 Nearest bus stop distance (m) Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building Perlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps Pot. Contamination
earest train station distance (m) 1103.03 Nearest bus stop 11415 Nearest bus stop distance (m) 175.09 Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building Perlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Major Hazard
earest train station distance (m) 1103.03 Nearest bus stop 11415 Nearest bus stop distance (m) 175.09 Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building Perlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Major Hazard
Nearest bus stop 11415 Nearest bus stop distance (m) 175.09 Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building Perlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Nearest bus stop distance (m) 175.09 Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Perlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps Conservation Area Overlaps Listed Building Verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps Listed Building Verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps HSE Gas Pipeline Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline
Overlaps HSE Gas Pipeline
Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
verlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

Site would be suitable for residential development in principle. May also be appropriate for offices given proximity to Town Street and New Road Side.

Site affects others?

Sustainability summary

Significant positive - access to greenspace, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to education and health and brownfield site.

Summary of reps

Metro

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport

network) From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service

frequency levels.

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

162 4 Yes Yes Yes

DPP Allocation

Comments on phasing

Not proposed as housing allocation

DPP Allocation Conclusion

Required for education purposes. Not available for residential development.

4057 St Joseph's, Outwood Lane, Horsforth

Site Deta	ails						
Easting	424259	Northing	437259	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	North Leeds	S			Ward	Horsforth	

Site Characteristics

Site type Mix 50:50

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Brownfield/greenfield site off Outwood Lane, Horsforth. The site is within a residential area. Former care home (now demolished).

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constit	tue ribbon development?	
Would development result in an iso	olated development?	
Is the site well connected to the bu	uilt up area?	
Would development round off the	settlement?	
Is there a good existing barrier bet and the undeveloped land?	tween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

_		
Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

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

	characteristics of openiness and permanence	
Γ		_
l		

4057 St Joseph's, Outwood Lane, Horsforth **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport, employment, health and education good 5 Access comments Access achievable on to Outwood Lane 5 Local network comments Ok for level of development 5 Total score Mitigation measures 15 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail Yorkshire Water** Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

LCC	
Ecology support	Supported
Supported	

FZ1 under 1 ha. See comments in main text of our response.

4057 St Joseph's, Outwood Lane, Horsforth

Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
EL	
Electric	
Fire and Rescue	
Talaaama	
Telecoms	
Other	
English Heritage	
Natural England	

Housing sites 4056, 4057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these allocations on the interest features of the SSSI should be examined.

App Number	Proposal	Decision	% of site	
09/03666/FU	Demolition of care home and erect replacement part 3, part 4, and part 5 storey care home, with 39 self contained flats, care rooms, chapel, lounges, dining area, activity rooms and function room, with car parking and landscaping	R	100	
10/04924/FU	Replacement part 2, part 3, and part 4 storey care home, with 34 self contained flats, 39 dementia/respite/nursing care rooms, chapel, lounges, dining area, activity rooms and function room, with car parking and landscaping	R	100	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas	
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% overla	0.00	Inner South RA
	0.00	LB Corridor RA
	0.00	EASEL RA
	0.00	Aire Valley RA
	0.00	West Leeds Gateway

4057 St Joseph's, Outwood Lane, Horsforth

Sch. Ancient Mon.	0.00
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Other Spatial Relation	shi	p
LCC ownership	%	0.00
Nearest train station		Horsforth
Nearest train station distance (m)	1887.70
Nearest bus s	top	10892
Nearest bus stop distance (m)	64.43
Agricultural classificat	ion	Urban
Overlaps S	SSI	
Overlaps SE	EGI	
Overlaps LNA		
Overlaps L	NR.	
Overlaps Conservation A	rea	✓
Overlaps Listed Build	ing	
Overlaps Strat. Employment but	fer	
Overlaps Public Right of V	lay	
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipel	ine	
Overlaps Pot. Contaminat	ion	✓
Overlaps Minerals Safegu	ıard	ed

Overlaps Minerals Safeguarded 100m

4057 St Joseph's, Outwood Lane, Horsforth

Conclusions

Issues and Options Summary

Residential use acceptable in principle. Previous applications on site.

Site affects others?

Sustainability summary

Significant positive - greenfield site, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to education, health, leisure and greenspace.

Summary of reps

Statutory - Metro - classified as 'Sites which have potential to be

allocated for housing' and 'Sites which have potential but issues or not as favoured

as green sites' that fall within 400m of the current core bus network.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport

network)

From a public transport perspective, we would encourage the prioritisation of these

sites based on the proximity to the core public transport network and the bus service

frequency levels. Distnace to core network 34m. 6 buses an hour. Accessible to primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Former care home (now demolished) in residential area. Acceptable in principle for housing.

4058A Land at 116 Cardigan Road, Headingley

Site Details							
Easting	427956	Northing	435385	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	HMCA North Leeds Ward Headingley						
Site Characteristics							
Site type Brownfield							
On-site land uses - None							

Adjacent land uses - None

,

Other land uses - None

Boundaries Road fr	ont

Descri	ption

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide boundaries to contain the development?			
	Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

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

North Leeds

4058A Land at 116 Cardigan Road, Headingley **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2009, covering more than 50% of the site

Flairing History	Applications since 1/1/2005, covering more than 50 /0 of the site	•	
App Number	Proposal	Decision	% of site
10/02052/EXT	Extension of permission of application 26/564/04/FU for change of use involving part demolition and 2 1/2 storey extension to side to form 14 flats	Α	100

4058A Land at 116 Cardigan Road, Headingley

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	
	•	

Regeneration Areas		Reg	ener	ration	Areas
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Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00

Nearest train station	Burley Park
Nearest train station distance ((m) 214.98
Nearest bus s	top 2787
Nearest bus stop distance ((m) 32.55

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	$\overline{\Box}$
<u> </u>	_
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

4058A Land at 116 Cardigan Road, Headingley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

4058B Land at Cockcroft House, Cardigan Road, Headingley

Site Details							
Easting	427946	Northing	435342	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	North Leeds	3			Ward	Headingley	

Site Characteristics

Site type Brownfield

On-site land uses

Residential institution

Neighbouring land uses

Dwellings

Places of worship

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Brownfield/greenfield site off Cardigan Road and Newport Road, Headingley. The surrounding area is predominantly residential.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

Unrestricted Sprawl Conclusion

2. Prevent neighbouring towns from merging

De feet, were previded by underlies to contain the development?	
Do features provide boundaries to contain the development?	

Coalescence Conclusion

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

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

North Leeds 4058B Land at Cockcroft House, Cardigan Road, Headingley **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, cove	ring more than 50% of the site

App Number Proposal Decision % of site

4058B Land at Cockcroft House, Cardigan Road, Headingley

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Reg	ener	ation	Areas

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

Other Spatial Relationship

LCC ownership %	100.00
	Burley Park
Nearest train station distance (m)	170.88
Nearest bus stop	9252
Nearest bus stop distance (m)	49.17
A	
Agricultural classification l	Jrban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlana Minerala Cafarinada	
Overlaps Minerals Safeguarde	u

Overlaps Minerals Safeguarded 100m

4058B Land at Cockcroft House, Cardigan Road, Headingley

Conclusions	
Issues and Options Summary	
Modern residential institution which could	be redeveloped. Suitable in principle for residential.
Site affects others?	
Sustainability summary	
Company of some	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
	be redeveloped. Suitable in principle for residential.

4092 St Ann's Mills, Kirkstall Road

Site Details							
Easting	426371	Northing	435217	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	North Leed:	S			Ward	Kirkstall	

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Shops

Transport tracks and ways

Unmanaged Forest

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

_		
Would development lead t		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

response.

4092 St Ann's Mills, Kirkstall Road Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Unknown Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good access to public transport, employment, health and primary education but not secondary education. 4 Access comments Steeply sloping access road from Kirkstall Road, lined with mature trees and adoptable access difficult to achieve 3 Local network comments ok for level of development 3 Total score Mitigation measures 10 Highways site support yes with adoptable access Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ3a (ii) as shown on LCC SFRA - recommendation that no 'more vulnerable use' be permitted in FZ3a (ii) See comments in main text of our

Spatial relationships

UDP Designations

4092 St Ann's Mills, Kirkstall Road

LCC	
Ecology support	Not supported
the River Aire (2008) significant features fo	Lies adjacent to the River Aire and Kirkstall Mill Goit, UK BAP priority habitats. The Otter Survey and Habitat Assessment of found an otter lying up site in a "space formed by overhanging concrete of mill complex floor". This is one of the most r otters on the River Aire in Leeds city centre. Features used by European protected species such as otter, for shelter are conservation of Habitats and Species Regulations 2010.
Ecology boundary	
metre buffer to the Ri metre and 15 metre b public access which w alternative habitat und	gation if Red hatched areas are excluded and boundary amended as per drawing RM/4092 in order to provide a minimum 20 ver Aire and 15 metre buffer to the Kirkstall Mill Goit. Mitigation will be required to protect and enhance the excluded 20 puffers to the River Aire and Kirkstall Mill Goit - including planting with native small trees and shrubs and measures to deter rould disturb otters, and to minimise light spillage onto River Aire and Goit. And retain the otter lying up site or provide der a Natural England, European Protected Species License. Note - works to the adjacent weir are proposed for a fish pass (led st and supported by LCC) and there may be a requirement for a financial contribution towards this or the maintenance of this
Education comments	
Flood Risk	
Flood Zone 3A. Part o	f site in Rapid Innundation Area from River Aire
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

Core Strategy

4092 St Ann's Mills, Kirkstall Road

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	·
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.99	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

Other Spatial Relationship

	
LCC ownership %	55.60
Nearest train station	Headingley
Nearest train station distance (m)	748.19
Nearest bus stop	12126
Nearest bus stop distance (m)	113.98
Agricultural classification L	Jrban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	d

Overlaps Minerals Safeguarded 100m

4092 St Ann's Mills, Kirkstall Road

Conclusions

Issues and Options Summary

Current employment site that has been highlighted as necessary to retain.

Site affects others?

Sustainability summary

Significant negative - ecology objection and flood risk. Minor negative - employment, economic growth and pollution. Significant positive - access to greenspace. Minor positive - access to health and leisure, brownfield site, greenhouse emissions and accessibility.

Summary of reps

Statutory - Metro - classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). Distance to core network 120m. 18 buses an hour, Accesible to primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Current employment site that has been highlighted as necessary to retain.

Site Details							
Easting	424274	Northing	438010	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	North Leeds			Ward	Horsforth	-	

Site Characteristics

Site type	Brownfield
Site type	DIOWITICIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an i	solated development?	
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		i
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Engroachment Conclusion		

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

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

4093 Salmon Crescent / Stanhope Drive, Horsforth **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Public transport. employment, health and primary education good, secondary education distant 5 Access comments planning permission on the site 4 dwellings, 2 passing bays for Salmon Crescent 5 Local network comments ok for level of development 5 Total score Mitigation measures 15 Highways site support yes with passing bays on Salmon Crescent Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Supported Ecology support Supported Ecology boundary **Education comments**

Flood Risk	
Utilities	
Gas	
Electric	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/00683/FU	2No. pairs of semi-detached dwellings with associated parking and landscaping	Α	100
10/04752/LA	Outline application to layout access and erect residential development	Α	100
12/01639/FU	Eight houses with associated parking and landscaping including demolition of community centre	R	100
13/05870/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 10, 11, 12, 15, 17, 18 and 19 of Planning Application 13/00683/FU	SPL	100
14/01703/COND	Consent, agreement or approval required by conditions 10, 11, 12, 15 and 17 of Planning Application 13/00683/FU	SPL	100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	✓

Regeneration Areas

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

% overlap

% overlap

Other Spatial Relationship

LCC ownership %	100.00
Nearest train station	Horsforth
Nearest train station distance (m)	1139.07
Nearest bus stop	529
Nearest bus stop distance (m)	162.34
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	- =
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ded
Overlaps Minerals Safeguarded 10	0m

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

4094 South of Fearnville Place

Site Details								
Easting	Easting 434115 Northing 435705 Site area ha 7.5 SP7 Main Urban Area Infill							
HMCA	CA Inner Area, North Leeds			Ward	Gipton and	Harehills		

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor sport facility

Allotment and city farm

Neighbouring land uses

Outdoor amenity and open space

Outdoor sport facility

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

4094 South of Fearnville Place Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence SHLAA conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Mostly meets criteria 4 Access comments Access options to Fearnville Road Local network comments Spare capacity in local network 4 Total score Mitigation measures 12 Highways site support yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints Small amount of FZ2 & FZ3, Wyke Beck runs along boundary to site. See comments in main text of our response

North Leeds

Spatial relationships

UDP Designations

4094 South of Fearnville Place

LCC	
Ecology support	Not supported
strong local public su BAP priority habitats, Crayfish, a UK protec	. No site based designations but this site lies across the centre of the Wyke Beck Valley, a very important wildlife corridor with apport. The proposed allocation includes a section of the Wyke Beck and an area of lowland mixed deciduous woodland both UK, as well as an area scrub to the north west. The Wyke Beck is one of the most important sites in Leeds for Wwhite-clawed sted species, with records adjacent to the proposed allocation as recently at 2009. The site also supports house sparrow and List Birds of Conservation Concern. Bats will also use the corridor for feeding with 6 recorded roosts within 500m.
Ecology boundary	
metre buffer to the V Mitigation will be req	gation if Red hatched areas are excluded and boundary amended as per drawing RM/4094 in order to provide a minimum 100 Vyke Beck wildlife corridor, and retain scrub habitat to the north-west together with a connecting area to be enhanced. uired to protect and enhance the excluded 100 metre buffer with the Wyke Beck and northern excluded areas - through trolled public access and habitat enhancements including ponds and planting small trees and shrubs.
Education comments	
Flood Risk	
Some parts of the sit within the site bound	e adjacent to Wyke Beck are in flood zone 3A. Remainder of the site is in Flood Zone 1. There are a number of public sewers lary.
Utilities	
Gas	
Electric	
	_
Fire and Rescue	
Telecoms	
Other	7
English Heritage	
2.1g	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

Core Strategy

4094 South of Fearnville Place

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	82.07	
N1A Allotments	17.41	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.48	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
s Urban Extension	~	
_		

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

Other Spatial Relations	,,,,	Υ
LCC ownership	%	100.00
Nearest train station	С	ross Gates
Nearest train station distance (r	n)	2507.95
Nearest bus sto	ор	3925
Nearest bus stop distance (r	n)	120.22
Agricultural classification	on	Urban
Overlaps SS	CI.	
•		
Overlaps SE		
Overlaps LN		
Overlaps LN		
Overlaps Conservation Are	ea	
Overlaps Listed Buildin	ng	
Overlaps Strat. Employment buff	fer	
Overlaps Public Right of Wa	ay	
Overlaps SFRA Flood Zo	ne	✓
Overlaps EA Flood Zo	ne	✓
Overlaps HSE Major Haza	ırd	
Overlaps HSE Gas Pipeli	ne	
Overlaps Pot. Contamination	on	✓
Overlaps Minerals Safegua	arde	ed
Overlaps Minerals Safeguarded 1	100	m

4094 South of Fearnville Place

Conclusions

Issues and Options Summary

Designated greenspace (N1) and allotments (N1A) on the existing UDP. Even if some of this wider green space were necessary for housing this site is poorly situated and would encroach greatly into its corridor function. Site boundary includes stretch of Wyke beck itself. See also greenspace section, page 36, question G20.

Site affects others?

Sustainability summary

Significant negative - leisure and greenspace (loss of pitches), greenfield site and ecology objection. Minor negative - community cohesion (loss of pitches) and flood risk. Minor positive - access to health, greenhouse emissions and accessibility.

Summary of reps

Anti - use empty houses first. Part of the Wyke Beck Valley

Statutory - 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). 67m from the core network. 8 buses an hour. Site has access to Primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Designated greenspace (N1) and allotments (N1A). Even if some of this wider green space were necessary for housing this site is poorly situated and would encroach greatly into its corridor function. Site boundary includes stretch of Wyke beck itself.

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`	-	1 16	212	ш	ς.

Easting	427378	Northing	439843	Site area ha	4.7	SP7	Main Urban Area Extension
HMCA	North Leeds	S			Ward	Adel and Wharfedale	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor sport facility

Outdoor amenity and open space

Neighbouring land uses

Outdoor sport facility

Dwellings

School

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

Flat site set in urban area, main use as playing pitch with more pitches adjacent to the south and some to north. Section on western side less well kept with more trees separated by a tree line through the centre of the site. No access, track on eastern side leads to road, set by a primary school.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead	No	
Do features provide boun	Yes	
Coalescence Conclusion	No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No	
Can development pres	erve this character?	Yes	
Character Conclusion	No effect on the setting and special character of histor	ic features	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{2} \left(\frac{1}{2} \right) \left(\frac{1}$

characteristics of openness and perm	anence			
Performs well in green belt terms.				
SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm	(11+yrs)
Summary of infrastructure provide	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
PT CS Standards partly met schools ok				
				3
Access comments				
Insufficient site frontage for suitable acces	S			1
Local network comments				
Longcausway unsuitable, narrow, no footw	ay to north, congest	tion issues at Chucrh Lar	ne / A660	1
Mitigation measures				Total score
No				
				5
Highways site support				
No				
Contingent on other sites				
Contingent on other sites				
Highways Agency				
	Network Status	No objection, no mitiga	tion required	
Network Rail				
Yorkshire Water				
Treatment Works				
Owing to the size of this site we would expunded area.	pect a surface water	management plan (utilis	sing SuDS as the preferred option) to be	e drawn up for the
Environment Agency				
Constraints				
FZ1 over 1ha. See comments in our previo	us I&O consultation	. Ordinary water course(running through centre of site)	
LCC				

Ecology support Supported with mitigation

Supported with mitigation (Amber) - Broad-leaved woodland belt needs retaining. A north-south line of Lowland mixed deciduous woodland UK BAP Priority Habitat cuts this site in half. Retain the woodland and enhance through the use of locally native trees throughout the housing scheme. Badger records nearby. Location of sett unknown.

Ecology boundary			Ţ
Education comments			
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

3		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	54.58	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Minor Settlement Overlaps Urban Extension	0.00
Major Settlement	0.00
Main Urban Area	0.00

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
LCC ownership %	0.00

Nearest train station	Horsforth
Nearest train station distance (m)	3039.92
Nearest bus stop	13508
Nearest bus stop distance (m)	406.63
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

Conclusions	
Issues and Options Summary	
Green Belt site. Development woul surrounded by other pitches, sports	d represent a finger incursion into green belt. Part of the site is currently used as playing pitches and is facilities and a school.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
	ne urban green corridor and does not relate well to the settlement pattern. The site is designated N6

Site Deta	ails						
Easting	425258	Northing	437960	Site area ha	0.9	SP7	Main Urban Area Extension
HMCA	North Leeds	5			Ward	Horsforth	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Restaurants and Cafes

Outdoor sport facility

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

An agricultural field with mature trees along the boundaries. Site is greenbelt and in the urban green corridor.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

${\bf 2.\ Prevent\ neighbouring\ towns\ from\ merging}$

Would development lead t	o physical connection of settlements?	No
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

LCC

Ecology support

Not supported

4158 Meadow View, Horsforth Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence Isolated development within the greenbelt. **SHLAA** conclusions Availability: Medium (6-10yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) CS Standards met 5 Access comments Only possible to access directly from Ring Road which would need to be widened significantly to saefly accommodate a right turn 1 Local network comments Ring Road congested at peak hours, queues likely to impact on access 1 Total score Mitigation measures Too significant for scale of development 7 Highways site support No Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Site in FZ3. See comments in our previous I&O consultation. Ordinary watercourse (Old mill beck) runs through the site. Active Landfill within 250m south of site.

Red - Poor site due to impact on Old Mill Beck/Oil Mill Beck and associated wildlife habitat network. This proposed allocation includes a significant length of the Old Mill/Oil Mill Beck, adjacent woodland and a small area of locally valuable unmanaged grassland. This is part of the connecting habitat which contributes toward the wildlife habitat network along the beck jointing Hawksworth Wood and Clayton and Daffy Woods. Avoid

development within 20m of the top of the bank or on any land liable to flooding. Also avoid any lowland mixed deciduous woodland. In avoiding these key habitat features there will be little or no scope for building.

Ecology boundary

Education comments

Flood Risk
Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Planning History	Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

Other

English Heritage

Natural England

UDP Designations

ODI Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	7.75	
N1A Allotments	0.00	
N5 Open Space	0.03	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership %	0.15
Nearest train station	Horsforth
Nearest train station distance (m)	1446.59
Nearest bus stop	13882
Nearest bus stop distance (m)	101.04
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

Conclusions	
Issues and Options Summary	
Isolated development within the Gre	een Belt. Resist.
Site affects others?	
No.	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
	en corridor. The site does not border onto housing and is somewhat detached from the main residential s provide an attractive gateway into Horsforth from the Ring Road.

4172 University Land, Lawnswood

Site Det	Site Details							
Easting	426515	Northing	438869	Site area ha	6.3	SP7	Main Urban Area Infill	
HMCA	North Leeds			Ward	Weetwood			

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor sport facility

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Adjacent to lawnswood cemetery. Good tree lined boundaries. The rugby pitch to the north west of the site is on a high plateau to the remainder of the site.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
F 1 10 1 1	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

4172 Offiversity Land, La	wiiswood			
Overall Conclusion from assessment characteristics of openness and per		poses of green belt and	d essential	
SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitabilit	y: LDF to determine	Achievability: Medium (6-10yrs	s)
Summary of infrastructure pro	vider comments	•		
LCC Highways Comments				
Public transport accessibility comments Meets Standards				Rank (1-5)
ivieets Staridards				5
Access comments				
Existing access on to A660 unsuitable for	or development, direc	ct access from Otley Old R	oad possible, subject to tree loss and NGT	5
Local network comments				
A660 corridor congested, however NGT	will provide alternati	ve travel to city centre		4
				Total score
Mitigation measures				
				14
Highways site support				
Yes				
Contingent on other sites				
contingent on other sites				
Contingent on other sites				
Highways Agency				
Impact No material impact	Network Status	No objection, no mitiga	ation required	
Network Rail				
V-d-bi- W-t-				
Yorkshire Water Treatment Works				
Environment Agency				
Constraints				
FZ1 over 1ha. See comments in our pre	vious I&O consultation	on.		
LCC				
Ecology support Supported with n				
			the site is Lowland mixed deciduous woodland es of this site will be used for commuting and	
(associated with adjacent cemetery) - a			55 of this site will be used for confinitioning and	Toruging bats

North Leeds

4172 University Land, Lawnswood

Ecology bou	ndary
Education co	mments
Flood Risk	
Flood Zone	
114:1:4:	
Utilities Gas	
Electric	
Fire and Res	cue
Telecoms	
Other	
Other English Herit	age
	-9-
Natural Engl	and

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/04318/TWA	New Generation Transport routes		100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	99.99	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	

Core Strategy		
Main Urban Area	100.00	9

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	
	•	

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

Other Spatial Relationship

LCC ownership %	0.07
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4172 University Land, Lawnswood

Nearest train station	Horsforth
Nearest train station distance (m)	2111.31
Nearest bus stop	5774
Nearest bus stop distance (m)	152.22
Agricultural classification	Non-agricul
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

4172 University Land, Lawnswood

Conclusions	
Issues and Options Summary	
Deficiency in outdoor sports provision site and NGT route may affect part	in the area. Playing pitches would need to be relocated. Possibility of cemetery extension into part of site.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Deficiency in outdoor sports provision site and NGT route may affect part	in the area. Playing pitches would need to be relocated. Possibility of cemetery extension into part of site.

4177 Park Cottages, Leeds 8

Site Deta	Site Details							
Easting	432765	Northing	438324	Site area ha		0.2	SP7	Main Urban Area Extension
HMCA	North Leeds	S				Ward	Roundhay	

Site Characteristics

Sito typo	Brownfield
Site type	DIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

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

North Leeds

4177 Park Cottages, Leeds 8 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2009, covering more than 50% of the site

Planning History Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site	
12/01600/LI	Listed building application for alterations to existing cottages to form 5 dwellings and erection of garages to rear and associated landscaping	Α	100	

North Leeds

4177 Park Cottages, Leeds 8 12/03740/COND Consent, agreement or approval required by conditions 3 100 and 4 of Planning Application 12/01600/LI 100 12/03704/COND Consent, agreement or approval required by conditions 3, 4, Α 5, 6, 7, 10, 11, 13, 14, 15, 17, 19, 21 and 23 of Planning Application 12/01599/FU Alterations to existing cottages to form 5 dwellings and erection of garages to rear and associated landscaping 12/01599/FU Α 100

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.98	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.98	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy
------	----------

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %		100.00
Nearest train station	(Cross Gates
Nearest train station distance (m)		5236.30
Nearest bus stop		11063
Nearest bus stop distance ((m)	185.43

Agricultural classification Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	_

Overlaps Minerals Safeguarded 100m

4177 Park Cottages, Leeds 8

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary]
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C]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

4179 19 Shire Oak Road, LS6

Site Deta	ails						
Easting	428143	Northing	436156	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	North Leeds	j		<u> </u>	Ward	Headingley	

Site Characteristics

Sito typo	Prownfield
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the built up area?		
Would development round off the		
Is there a good existing barrier b and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/			
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used fo			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

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

4179 19 Shire Oak Road, LS6 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site	9		
App Number	Proposal	Decision	% of site	
12/01643/FU	Change of use from vacant music school (D1) to form house (C3)	Α	76	

19 Shire Oak Road, LS6 4179 Α 99 12/02755/FU Change of use of house to form six houses, alterations including two storey extensions and dormer window

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	0.00	
		D 1 D 1
Nearest train station		Burley Park
Nearest train station distance	(m)	1008.12
Nearest bus s	top	11305
Nearest bus stop distance	201.84	

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	

Overraps 5551	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	$\overline{\Box}$
<u> </u>	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

4179 19 Shire Oak Road, LS6

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
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C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

4182 St Anns Lane, LS4 2SE

Site Details							
Easting	427174	Northing	435424	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	North Leeds	3			Ward	Kirkstall	

Site Characteristics

Site type Mix 60:40

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide boundaries to contain the development?			
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

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

4182 St Anns Lane, LS4 2SE **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/03361/FU	Partial demolition of existing flats and outbuildings to create 7No. 1 bed and 6No. 2 bed flats (social rent)	Α	98

4182 St Anns Lane, LS4 2SE Consent, agreement or approval required by conditions 15, 16, 17, 18, 19 and 23 of Planning Application 12/03361/FU 14/03424/COND Α 98

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

_		
0 % overlap	100.00	Main Urban Area
0	0.00	Major Settlement
0	0.00	Minor Settlement
	V	Overlaps Urban Extension
	•	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership 9	6 0.00
Nearest train station	Headingley
Nearest train station distance (m	548.47
Nearest bus sto	p 13065
Nearest bus stop distance (m	145.26
Agricultural classification	n Hrhan

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlans Listed Building	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Agricultural classification	Urban
	1
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overland Minarala Cafe avended 100	

4182 St Anns Lane, LS4 2SE

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary]
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C]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

4184 Belmont House, Wood Lane, LS6

Site Details								
Easting	428289	Northing	436228	Site area ha	0.5		SP7	Main Urban Area Infill
HMCA North Leeds			W	ard	Headingley			

Site Characteristics

Site type Brownfield

On-site land uses

Office

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Very attractive building which has undergone a number of extensions, in particular a new modern circular office block attached to the main building by a bridge link. Conversion of the main building would be the most appropriate form of development for the site.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

•	•	
Would development lead to/const		
Would development result in an is		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound	1	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Francisco de Constante de Const	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

	•		
Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

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

4184 Belmont House, Wood Lane, LS6 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments Meets Core Standards 5 Access comments Narrow access, widening would be detrimental to trees/wall 2 Local network comments OK 4 Total score Mitigation measures Widen access, would only be suitable for low level of development 11 Highways site support Yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints FZ1 under 1ha. See comments in our previous I&O consultation LCC **Ecology support** Not supported Not supported (Red) - the site includes areas of lowland mixed deciduous woodland a UK Biodiversity Action Plan Priority Habitat. Remove areas of

Ecology boundary

mature trees from the proposal area.

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4184. Mitigation will still be required to ensure impacts on adjacent habitats are addressed. There is potential for roosting bats in trees and existing buildings on this site - undertake full bat surveys between May and September before submitting planning application.

North Leeds

4184 Belmont House, Wood Lane, LS6

	_
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
	_
Electric	_
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	_

Planning History	History Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
11/01804/FU	Change of use from office (B1) to use for eductional purposes	Α	61			
11/00275/FU	Change of use from office (B1) to non residential institute (D1)	W	61			
12/04955/FU	Change of use of office and three storey extensions to form six flats	A	98			

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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

4184 Belmont House, Wood Lane, LS6

Other Spatial Relationship

LCC ownership % 0.00 Nearest train station Burley Park
earest train station distance (m) 1119.94
Nearest bus stop 8358
Nearest bus stop distance (m) 285.28
Agricultural classification Urban
Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
erlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
verlaps Minerals Safeguarded 100m

4184 Belmont House, Wood Lane, LS6

Conclusions	
Issues and Options Summary	
	nature trees. The site is within the Conservation Area and the existing building is worthy of retention and es and new office block to NE within site. As such, better to not allocate. Any development to be windfall.
Site affects others?	
No	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

4188 Former Grosvenor Casino, Harrogate Rd and Street Lane

Site Details							
Easting	430738	Northing	438554	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA North Leeds			Ward	Moortown			
Site Characteristics Site type Brownfield							
On-site land uses - None							
Adjacent la	Adjacent land uses - None						

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description			

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	1	
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to con		
Can development preserve		
Character Conclusion		

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

4188 Former Grosvenor Casino, Harrogate Rd and Street Lane **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
11/04075/FU	Change of use and alterations including 3 storey extension to vacant casino to 17 flats	w	100

4188 Former Grosvenor Casino, Harrogate Rd and Street Lane Change of use and alterations including 2 storey extension 12/01407/FU Α 100 to vacant casino to 13 flats Spatial relationships **UDP Designations Core Strategy** N32 Greenbelt 0.00 % overlap Main Urban Area 100.00 % overlap N34 PAS 0.00 0.00 Major Settlement RL1 Rural Land 0.00 Minor Settlement 0.00 N1 Greenspace 0.00 Overlaps Urban Extension **~** 0.00 N1A Allotments N5 Open Space 0.00 **Regeneration Areas** N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 Inner South RA 0.00 % overlap **CC Shopping Quarter** 0.00 LB Corridor RA 0.00 **UDP City Centre** 0.00 EASEL RA 0.00 S2S6 Town Centre 1.00 Aire Valley RA 0.00 Proposed Local Centre 0.00 West Leeds Gateway 0.00 Overlaps N37 SLA Sch. Ancient Mon. 0.00 **Other Spatial Relationship** LCC ownership % 0.00 Nearest train station **Burley Park** Nearest train station distance (m) 4410.89 Nearest bus stop 7377 Nearest bus stop distance (m) 50.18 Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

4188 Former Grosvenor Casino, Harrogate Rd and Street Lane

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Info	
additional storeys being added to exist	sting blocks no details available
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

4215 Land between Holtdale Grove/Holtdale Ave

Site Details								
Easting	425624	Northing	440370	Site area ha		0.7	SP7	Main Urban Area Infill
HMCA	CA North Leeds			Ward	Adel and W	harfedale		

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Existing area of designated greenspace within the Holt Park housing estate providing amenity space and setting for the existing houses. Trees are dispersed across the site.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

=		
Would development lead		
Do features provide bound		
Coalescence Conclusion		•

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

	-	
Site within/adjacent to		
Can development pres	erve this character?	
Character Conclusion		

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

North Leeds 4215 Land between Holtdale Grove/Holtdale Ave **SHLAA** conclusions Availability: Longterm (+11yrs) Suitability: LDF to determine Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Standards 5 Access comments Access achievable onto Holtdale Approach 5 Local network comments A660 corridor congested, however Bus and NGT will provide alternative travel to city centre 4 Total score Mitigation measures 14 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints FZ1 under 1ha. See comments in our previous I&O consultation LCC Ecology support Supported Supported Ecology boundary

Education comments

North Leeds

4215 Land between Holtdale Grove/Holtdale Ave Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Applications since 1/1/2009, covering more than 50% of the site

Spatial relationships

Planning History

App Number

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	98.43	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.99	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Proposal

Core Strategy	

% of site

% overlap

Decision

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

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

Other Spatial Relationship

100.00
Horsforth
1720.63
13140
64.12

reducest train station	11013101111
learest train station distance (m)	1720.63
Nearest bus stop	13140
Nearest bus stop distance (m)	64.12
Agricultural classification	Grade 3

4215 Land between Holtdale Grove/Holtdale Ave

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	Ī
Overlaps Listed Building	Ī
Overlaps Strat. Employment buffer	Ī
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	[
Overlaps HSE Gas Pipeline	_
Overlaps Pot. Contamination	
e verrape i eti ceritarimation	_ ⊔
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100r	n
	_

4215 Land between Holtdale Grove/Holtdale Ave

Conclusions	
Issues and Options Summary	
The site performs an amenity functi Redevelopment for residential use is	on and setting for nearby houses within the Holt Park housing estate and is designated N1 greenspace. s not supported.
Site affects others?	
Sustainability summary	
3 3	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
The site performs an amenity function not supported.	on and setting for nearby houses within the Holt Park housing estate. Redevelopment for residential use is

Site Details							
Easting	425467	Northing	440315	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA North Leeds			Ward	Adel and W	harfedale		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant building

Vacant land

Neighbouring land uses

Dwellings

Places of worship

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Former public house and car park off Holtdale Approach, Holt Park. Trees along western boundary.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging					
Would development lead to physical connection of settlements?					
Do features provide boundaries to contain the development?					

Coalescence Conclusion

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

4216 Eyrie Public House				
Overall Conclusion from assessmen characteristics of openness and per	t against all 4 purp manence	ooses of green bel	t and essential	
SHLAA conclusions				
Availability: Medium (6-10yrs)	Suitability	: Suitable	Achievability: Short (=<5yrs)	
Summary of infrastructure prov	vider comments			
LCC Highways Comments				
Public transport accessibility comments Meets Standards				Rank (1-5
ivieets Standards				5
Access comments				
Utilise existing access onto Holtdale App	roach			
				5
Local network comments				
A660 corridor congested, however Bus a	and NGT will provide a	alternative travel to o	ity centre	4
Mitigation measures				Total scor
No				14
History and a commont				
Highways site support Yes				
Contingent on other sites				
Contingent on other sites				
Highways Aganay				
Highways Agency Impact No material impact	Network Status	No objection, no m	nitigation required	
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
FZ1 under 1ha. See comments in our pro-	evious I&O consultati	on		
LCC				
Ecology support Not supported	outs lateral	letele Com	Access the late of	Dd 112 *** *
Approach - avoid development of this w	oodland area and enh		tant link in the habitat network down Otley Old I live scrub and ground flora planting. Also areas of	
along northern and some of southern bo	oundaries.			

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4216. Mitigation will still be required to ensure impacts on adjacent woodland habitat are addressed - native shrub planting along western boundary with wooded area.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number

Proposal

Decision

% of site

% overlap

Spatial relationships

UDP Designations

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	~

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %

1.94

Nearest train station	Horsforth
Nearest train station distance (m)	1574.02
Nearest bus stop	13496
Nearest bus stop distance (m)	50.65
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 10)m

Conclusions	
Issues and Options Summary	
Good brownfield site for housing si	ubject to consideration of tree retention.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Brownfield site in residential area.	Suitable in principle for housing.

4217 Cookridge Fire Station

Site Details								
Easting	425600	Northing	439807	Site area ha		0.4	SP7	Main Urban Area Infill
HMCA	HMCA North Leeds					Ward	Adel and W	harfedale

Site Characteristics

Site type Brownfield

On-site land uses

Other

Neighbouring land uses

Education

Dwellings

Post and Telecom

Outdoor amenity and open space

Shops

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Existing fire station with grassed area adjacent. Located within an area of mixed land uses (Ralph Thoresby School, telecom tower, shops and housing).

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
	Do features provide boundaries to contain the development?		
	Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

City within /adjacent to appear ation and /listed building /historical feet, mag2	
Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

4217 Cookridge Fire S	Station			
Overall Conclusion from assess characteristics of openness and		rposes of green belt a	and essential	
SHLAA conclusions				
Availability: Medium (6-10yrs)	Suitabilit	t y : Suitable	Achievability: Short (=	<5yrs)
Summary of infrastructure	provider comment	ς.		
LCC Highways Comments	p. 011001			
Public transport accessibility comme	ents			Rank (1-5
Meets Standards				
				5
Access comments				
Access on to Otley Old Road as far	from traffic signals as po	ossible		
				5
Local network comments				
A660 corridor congested, however I	Bus and NGT will provide	e alternative travel to city	y centre	
				4
Mitigation massures				Total score
Mitigation measures No				
				14
Highways site support				
Yes				
Contingent on other sites				
Continuous on alban sites				
Contingent on other sites				
Highways Agency Impact No material impact	Notwork Status	No objection, no mit	igation required	
Impact No material impact	Network Status	No objection, no mit	lgation required	
Network Rail				
Yorkshire Water				
Treatment Works				
'				
Environment Agency				
Constraints				
FZ1 under 1ha. See comments in o	ur previous I&O consulta	ntion		
LCC				
Ecology support Supported				
Supported				

North Leeds

4217 Cookridge Fire Station Ecology boundary Education comments Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Other English Heritage Natural England

Applications since 1/1/2009, covering more than 50% of the site

Spatial relationships

Planning History

App Number

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.59	
N8 Urban Green Corridor	0.59	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Proposal

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Decision

% of site

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

Other Spatial Relationship

LCC ownership %	0.78
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4217 Cookridge Fire Station

Nearest train station	Horsforth
Nearest train station distance (m)	1355.03
Nearest bus stop	11539
Nearest bus stop distance (m)	71.44
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

4217 Cookridge Fire Station

Conclusions	
Issues and Options Summary	
In the event that the fire station clo Statement for Holt Park District Cen	ses it would be a suitable brownfield housing site and is identified for housing in the draft Planning stre.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Brownfield site in residential area. I housing in the draft Planning Staten	n the the event that the fire station closes it would be suitable for housing. It has been identified for nent for Holt Park District Centre.

4232 Lawnswood Arms, Holt Lane, Adel

Site Det	ails						
Easting	426960	Northing	440129	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA North Leeds, Outer North West		Ward	Adel and W	/harfedale			

Site Characteristics

Site type Brownfield

On-site land uses

Public House

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Lawnswood Arms site - currently in use. Consists of public house and car park. Set in main urban area with road frontage.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead t	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces	s to the countryside		
Does the site include local/i	national nature conservation areas (SSSIs		
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildi			
Are these buildings used for			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

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

4232 Lawnswood Arms, Holt Lane, Adel

SHLAA conclusions

Availability: Unknown Suitability: Suitable Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

 Impact
 No material impact
 Network Status
 No objection, no mitigation required

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

LCC

Ecology support Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the s	Planning History	Applications since 1/1/2009, covering more than 50% of the site
---	------------------	---

App NumberProposalDecision% of site12/04038/FUSingle-storey extension to pub/restaurantA95

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	1.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	2724.96
Nearest bus stop	6702
Nearest bus stop distance (m)	90.10
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Fot. Contamination	

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

4232 Lawnswood Arms, Holt Lane, Adel

Conclusions	
Issues and Options Summary	
Brownfield site in main urban area.	Principle for residential development acceptable (not submitted by landowner so may not come forward).
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
	could be considered suitable for residential use in principle, it is in existing use as a public house and the e (rather it was suggested by the public). As such, the site is not considered available.

Site Details								
Easting	426130	Northing	439912	Site area ha	0.9		SP7	Main Urban Area Infill
HMCA North Leeds		Ward	I A	Adel and W	harfedale			

Site Characteristics

Site type Brownfield

On-site land uses

Car Parks

Terminals and Interchanges

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Residential institution

Shops

Indoor sport facility

Other land uses - None

-	Topography	Sloping	Landscape	Significant Tree Cover
	Boundaries	Existing well defined	Road front	Yes

Description

Existing under-utilised car park serving the Holt Park District Centre. The site is arranged in terraced areas of parking interspersed with landscaping and trees. A bus stop is located on the western boundary of the site.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constit			
Would development result in an iso			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	

Coalescence Conclusion

${\bf 3.} \ {\bf Assist} \ {\bf in} \ {\bf safeguarding} \ {\bf the} \ {\bf countryside} \ {\bf from} \ {\bf encroahment}$

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4233	Farrar Lane, Adel						
4. Preserve	the setting and special ch	aracter of historic	c towns				
	djacent to conservation area/li						
	ment preserve this character?	area zamanig, meteri	our routur oor				
Character Co							
Overall Cor characteris	nclusion from assessment a tics of openness and perm	igainst all 4 purpo anence	oses of green b	elt and essenti	al		
SHLAA con	altraiama						
Availability	: Short (=<5 yrs)	Suitability:	Suitable		Achievability:	Short (=<5yrs)	
Summary	of infrastructure provide	der comments					
	ays Comments						
Public transp	ort accessibility comments						Rank (1-
Meets Stand	ards						
							_ 5
Access comr							
Access from	Farrar Lane						5
l l t	1						
Local network	к comments r congested, however Bus and	NGT will provide alt	tornative travel t	o city centre			
A000 comac	i congested, nowever bus and	NOT WIII Provide an	ternative traver t	o city certific			4
Mitigation m	easures						Total sco
wiitigation m	casuics						
							14
Highways sit	e support						
Yes							
Contingent of	n other sites						
Contingent of	n other sites						
		,					
Highways	Agency						
Impact No	material impact	letwork Status	No objection, no	mitigation requi	red		
Network R	oil						
Network	all						
Yorkshire '	Water						
Treatment V							
	-						
Environme	nt Agency						
Constraints							
FZ1 under 1	ha. See comments in our previ	ous I&O consultation	n				

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1			
Utilities Gas			7
Electric			
Fire and Rescue			
Telecoms			
Other English Heritage			·
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

Spatial relationships

	_			
UDP	Desi	ıana	itions	S

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	~

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	99.91
Nearest train station	Horsforth
Nearest train station distance (m)	1875.46
Nearest bus stop	2414
Nearest bus stop distance (m)	53.72
ivealest bus stop distance (III)	55.72
Agricultural classification	Grade 3
	=
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	1 5
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	led
Overlaps Minerals Safeguarded 10	Om

	lus i	

Issues and Options Summary

This brownfield site is suitable for housing and is identified for housing in the draft Planning Statement for Holt Park District Centre. Not all of the site should be developed for housing, an area will need to be retained for parking spaces to serve the district centre and adjoining greenspace. The existing bus stop should also be retained.

greenspace. The existing bus stop should also be retained.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

This brownfield site is suitable for housing and is identified for housing in the draft Planning Statement for Holt Park District Centre. Not all of the site should be developed for housing, an area will need to be retained for parking spaces to serve the district centre and adjoining greenspace. The existing bus stop should also be retained. Capacity has been reduced to reflect this.

4239 Holly Park Estate Extension, Water Lane, Horsforth

Cita	Details	
Site	Details	

Easting	422588	Northing	438139	Site area ha	1.1	SP7	Main Urban Area Extension
HMCA	North Leeds	6			Ward	Horsforth	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description

Greenfield site, current agricultural use. The site is well contained by trees on the north and west boundaries. Residential dwellings adjoin the site to the east and south. There is a road access from the existing estate near the south east corner, but this section of the site is not within the boundary of the site.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	Would development lead to/constitue ribbon development?			
Would development result in an i	Would development result in an isolated development?			
Is the site well connected to the I	Is the site well connected to the built up area?			
Would development round off the	Partial			
Is there a good existing barrier be and the undeveloped land?	No			
Unrestricted Sprawl Conclusion Low potential to lead to unrestri		ted sprawl		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No
Do features provide boun	daries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	serve this character?	Yes
Character Conclusion No effect on the setting and special character of histo		ic features

4239 Holly Park Estate Extension, Water Lane, Horsforth

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

Adjacent to urban area, links well to the settlement and is contained by residential development and trees around the edge of the site. Performs well in GB terms.

SHLAA conclusions						
Availability: Unknown		Suitability	LDF to deterr	mino. I	Achievability:	
Availability. Olikilowii		Sultability.	LDF to deter	illie F	icilievability.	
Summary of infrastr	ucture provide	r comments				
LCC Highways Commen	its					
Public transport accessibili	ty comments]				Rank (1-5
Meets Accessibility Standar	rds					4
Access comments						
Water Lane not wide enough	gh for access from a	A65, objection or	n this reason.			1
Local network comments						
A65 Corridor congested						3
Mitigation measures						Total score
No						8
		1				
Highways site support						
No						
Contingent on other sites						
		,				
		 1				
Contingent on other sites						
Highways Agency						
Impact No material impa	ct Net	work Status	No objection,	no mitigation required		
Network Rail						
Yorkshire Water						
Treatment Works						
Environment Agency						
Constraints						
FZ1 over 1ha. See comme	nts in our previous	I&O consultation	. Culvert just b	peyond western bounda	ry	
LCC						
	ported					
Supported						

North Leeds

4239 Holly Park Estate Extension, Water Lane, Horsforth

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

N32 Greenbelt 99.99 % overlap N34 PAS 0.00 **RL1 Rural Land** 0.00 0.00 N1 Greenspace N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA ✓ Sch. Ancient Mon. 0.00

Core Strategy

Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
willor Settlement	0.00	
Overlaps Urban Extension		

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

4239 Holly Park Estate Extension, Water Lane, Horsforth

Nearest train station	Н	lorsforth
Nearest train station distance (n	n)	2088.34
Nearest bus sto	р	1144
Nearest bus stop distance (n	n)	208.04
Agricultural classification	on Gra	ade 3
Overlaps SS	SI	
Overlaps SE	GI	
Overlaps LN	IA	
Overlaps LN	IR.	
Overlaps Conservation Are	ea	
Overlaps Listed Buildir	ng	
Overlaps Strat. Employment buff	er	
Overlaps Public Right of Wa	ay	
Overlaps SFRA Flood Zor	ne	
Overlaps EA Flood Zor	ne	
Overlaps HSE Major Haza	rd	
Overlaps HSE Gas Pipelir	ne	
Overlaps Pot. Contamination	on	✓
Overlaps Minerals Safegua	arded	
Overlaps Minerals Safeguarded 1	100m	

4239 Holly Park Estate Extension, Water Lane, Horsforth

Conclusions
Issues and Options Summary
Green Belt site. Strong links to settlement, well contained site reducing potential for urban sprawl. Access only possible through existing estate, road access doesn't link up to edge of site, would need to create an access before development would be acceptable.
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
·
DPP Allocation
Not proposed as housing allocation
DPP Allocation Conclusion
Green Belt site not supported by Highways.

4240 South of A65 from Horsforth & Rawdon RA to crematorium

Site Details

Easting	422440	Northing	437789	Site area ha	34.4	SP7	Main Urban Area Extension
HMCA	North Leeds	3			Ward	Horsforth	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Large site with agricultural use, several fields many of which are tree lined. Two residential dwellings are situated along the northern boundary which also faces onto the main road. A public access runs through the centre of the site. Site slopes north to south, is well contained by roads (north / east / south), housing development (south) and trees (west).

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	No		
Would development result in an is	No		
Is the site well connected to the I	built up area?	Yes	
Would development round off the	Would development round off the settlement?		
Is there a good existing barrier be and the undeveloped land?	Yes		
Unrestricted Sprawl Conclusion	ted sprawl		

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes					
Can development preserve this character?	Yes					
granter Conclusion. Marginal offices on the patting 0 angula harvester, could be mitigated against through appropriate detailed design						

Character Conclusion | Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

4240 South of A65 from Horsforth & Rawdon RA to crematorium

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

Large site and will significantly reduce the green belt buffer in the area. Set close to urban area but separated by main roads. Well contained by roads and natural boundaries.

SHLAA conclusions					
Availability: Unknow	wn	Suitability:	LDF to determine	Achievability:	
Summary of infra	astructure provid	er comments			
LCC Highways Com					
Public transport acces					Rank (1-5)
Meets Accessibility Sta	<u> </u>				
moots rissessibility of	aridards				5
Access comments					
Access to site from w	idened A65	"			
					4
		_			
Local network comme		roquiro cubotontial	works to Ding Dood /	A/E junction and widening of A/E clara site	
	ght turning and public			A65 junction and widening of A65 along site	3
Mitigation measures					Total score
Yes, major works to A	A65 and junction with F	Ring Road			12
					12
I II also a series and a series and a					
Highways site suppor Yes with mitigation	t				
res with mitigation					
Contingent on other s	ites				
4255, 4246					
Contingent on other s	ites				
4255, 4246					
Highways Agency					
Impact No material	impact Ne	etwork Status	No objection, no mitig	gation required	
Network Rail					
	=				
Yorkshire Water					
Treatment Works					
Environment Agen	су				
Constraints					
		s I&O consultation	Ordinary watercourse	e running through eastern edge of site & culv	ert running
through north west co	orner				
LCC					
Ecology support	Not supported				

Red - there is an area of rough semi-improved grassland near the cemetery which should be excluded to strengthen the wildlife corridor provided by the Gill Beck (to the immediate west). There is also a significant tree belt and semi-improved grassland area that runs north-south along Barr Lane

Ecology boundary

4240 South of A65 from Horsforth & Rawdon RA to crematorium

that should be excluded - and used to become part of the POS and walkway/cycleway rather than access road (which would put pressure on trees along its length). The eastern portion contains a beck and valuable hedgerows with mature trees that should be retained as part of the POS and managed to retain ecological features.

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4240. Mitigation will still be required to ensure impacts on adjacent habitats are addressed. Appropriate ecologically sensitive design and mitigation will be required to ensure impacts on adjacent habitats are addressed and internal features retained and enhanced. The Gill Beck lies to the west of this proposed allocation. The proposed allocation also includes a good network of hedgerows and standard trees. The layout of the site should be designed to retain these

UDP Designat	tions		Core Strate	gy				
Spatial relationship	ips							
App Number	Proposal				Decision	% of site		
Planning History	Applications since	1/1/2009, covering	g more than 50% o	of the site				
Tratar ar Erigiana								
Natural England								
English Heritage								
Other								
Telecoms								
Fire and Rescue								
Electric								
Gas								
Utilities								
Flood Zone 1	'							
Flood Risk								
Education comments	3							
bat roost in the farm any existing building						assiand within de	velopment of tr	ie site. Check
where possible with								

4240 South of A65 from Horsforth & Rawdon RA to crematorium

% overlap

N32 Greenbelt	100.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	✓
Sch. Ancient Mon.	0.00

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas

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

Other Spatial Relationship

	_
LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	2397.37
Nearest bus stop	10201
Nearest bus stop distance (m)	245.77
Agricultural classification Gr	ade 3
Overlaps SSSI	
Overlaps SEGI	Ī
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

4240 South of A65 from Horsforth & Rawdon RA to crematorium

Conclusions	
Issues and Options Summary	
	n significant expansion to the area. The site is well contained by roads, trees and other development wever, would reduce green belt gap in area and result in development on the other side of the ring ary.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
	d by roads, trees and other development reducing potential for further sprawl. Development will allow ghway improvements and the provision of a new school.

4244 West End Lane, Horsforth

Site Deta	Site Details									
Easting	422885	Northing	438196	Site area ha	0.6	S	SP7	Main Urban Area Infill		
HMCA	North Leeds		Ward	Hors	forth					

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	No

Description

Unused land set in urban area, site is surrounded on all sides by residential development. No possible access.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

	Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?			
	Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

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

characteristics of openiness and permanence

4244 West End Lane, Horsforth **SHLAA** conclusions Achievability: Medium (6-10yrs) Availability: Unknown Suitability: Suitable Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Accessibility Standards 5 Access comments Access would require demolition of a property as no road frontage 4 Local network comments A65/ Ring Road congestion, but small site 4 Total score Mitigation measures Acquisition of property for access 13 Highways site support Yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints FZ1 under 1ha. See comments in our previous I&O consultation LCC Supported Ecology support Supported Ecology boundary **Education comments**

North Leeds

4244 West End Lane, Horsforth Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** Proposal Decision % of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	· •	

% overlap

Regeneration Areas

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

Other Spatial Relationship

0.00
Horsforth
1802.58
10201
391.28

Agricultural	classification	Urban

4244 West End Lane, Horsforth

	-
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overland Minarala Cafegurana	
Overlaps Minerals Safeguard	ea
Overlaps Minerals Safeguarded 100)m

4244 West End Lane, Horsforth

Conclusions	
Issues and Options Summary	
Unused land set in urban area. Dev	elopment not possible as there is no access to the site.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
. 0	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Landlocked site requiring the purch	ase and demolition of a neighbouring property to achieve access. The Council is not aware of a property

Site Details							
Easting	422016	Northing	437741	Site area ha	1.9	SP7	Main Urban Area Extension
HMCA	MCA Aireborough, North Leeds			Ward	Horsforth	-	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Brownfield site with previous industrial use. Has planning permission for warehouse. Road frontage to south, some dwellings to the north and further industial units to south east.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

-		
Would development lead to/constitue ribbon	development?	
Would development result in an isolated dev	elopment?	
Is the site well connected to the built up are	a?	
Would development round off the settlemen	t?	
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion	·	

2. Prevent neighbouring towns from merging

_		
Would development lead to physical connection of settlements?		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

4246 VVOC	abottom wills,	LOW Hall Road, F	iorsiorth			
Overall Conclusion characteristics of		nt against all 4 purp	oses of green b	elt and essenti	al	
characteristics of	openness and pe	imanence				
SHLAA conclusion	ıs					
Availability: Unkn		Suitability	Suitable		Achievability: Medium	(6-10vrs)
Availability. Office	OWI I	Suitability	. Guitable		Admic vability. Modium	(6 10)13)
Summary of inf	rastructure pro	ovider comments				
LCC Highways Co						
Public transport acco						Rank (1-5)
Poor on accessibility	but afficult to resi	st given Clariant histor	у			2
Access comments						
Access onto Low Ha	II Road OK					5
Local network comn						
Junction with Ring F	Road/Calverley Lane	congested, shared with	th Clariant, Ring Ro	oad congestion		3
Mitigation measures	i					Total score
		·				10
Highways site suppo	ort					
Yes with mitigation		•				
Contingent on other 4240, 4255, better t		ıgh 4240				
12 10, 1200, Better t		.9.1 12 10				
Contingent on other	sites					
4240, 4255, better t	o route traffic throu	ıgh 4240				
Highways Agency	,					
Impact No materia	al impact	Network Status	No objection, no	mitigation requi	red	
Network Rail						
Yorkshire Water						
Treatment Works						
Environment Ago						
Environment Age Constraints	Ticy					
	comments in our pre	evious I&O consultation	n. Ordinary waterc	ourse (Gill Beck)	running within western bou	undary of site
1.00						
Ecology support	Not supported					
Red - The Gill Beck	and adjacent lowlar				ats form part of this site. Th	
been demolished, b	ut the function of th	ne wildlife corridor will	be threatened unle	ess it can be mad	de wider. A stand off of a multiple and towards the north of this	ninimum of 20m from the

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4246. Mitigation will still be required to ensure impacts on adjacent woodland and beckside habitat are addressed. Otter, a European protected species has recently been recorded using the Gill Beck. There are also records of common pipistrelle bats roosting in the adjacent mill and noctule and Myotis bats feeding in the area -these are European protected species. Plant eastern and northern boundary with locally native woodland and scrub species - to restore to lowland mixed deciduous woodland. Minimise light pollution to the woodland edge bat feeding habitat.

Education comments

Flood Risk

Mostly Flood Zone 1 but Gill Beck runs through the site so a FRA is needed to establish the flood extents of this. A sequential approach should be taken to ensure development remain within FZ 1. There are surface water flood routes through the site which will need to be considered within the FRA.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
11/03414/FU	Warehouse and ancillary office building; small industrial units; external yard areas and car parking	Α	81	

Spatial relationships

UDP Designations

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	✓	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Reg	ene	ratior	n Areas
-----	-----	--------	---------

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	2781.68
Nearest bus stop	1144
Nearest bus stop distance (m)	562.25
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

Conclusions	
Issues and Options Summary	
Cleared brownfield site. Has planning	ng permission for warehouse / ancillary office. Part of wider Clariant redevelopment. Not in the green belt.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing]
DPP Allocation]
Preferred housing allocation	
DPP Allocation Conclusion	
Cleared brownfield site next to the	Clariant redevelopment. If site 4240 were to come forward (as proposed) the site would be further e site has permission for warehouse/ancillary offices this has not been implemented. Not in the Green Belt.

4247 Northern End of Lee Lane West

Site	Details	

Easting	423523	Northing	439035	Site area ha	3.5	SP7	Main Urban Area Extension
HMCA	North Leeds	S			Ward	Horsforth	

Site Characteristics

Site type Brownfield

On-site land uses

Outdoor sport facility

Neighbouring land uses

Outdoor sport facility

Education

Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Current use as outdoor sport facility, pitch with floodlights.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		No
Do features provide bound	daries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No	
Can development preserve this character?		Yes	
Character Conclusion	er Conclusion No effect on the setting and special character of historic features		

4247 Northern End of Lee Lane West

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

Site is well connected to settlement, fairly well contained. Limited harm to green belt if developed.

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure provi	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Poor				1
Access comments				
Access via Lee Lane West, junction with W	est End Lane very su	ubstandard		1
Local network comments				
Poor junctions with Brownberry Lane, accident	dent record.			1
Mitigation measures				Total score
If access can be gained through Trinity Un	iversity, the site wou	uld be more acceptable		3
Highways site support				
yes with mitigation, access through LTU				
Contingent on other sites				
Contingent on other sites				
Highways Agency Impact No material impact	Network Status	No objection, no miti	gation required	
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
FZ1 over 1ha. See comments in our previous	ous I&O consultation			
LCC				
Ecology support Supported				
Supported				

North Leeds

4247	Northern End of Lee Lane West
Ecology bou	ndary
Education co	mments
Flood Risk	
Flood Zone	
Utilities	
Gas	
Site is clear	of mains
Electric	
Fire and Res	cue
Telecoms	
Other	
English Heri	age
Natural Engl	and
3	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
11/03874/FU	Digging up of existing playing pitch and laying out of replacement rubber crumb 3G pitch with drainage system, 3m - 5m high perimeter fence and eight 15m high floodlighting columns to university campus (amendment to approval 10/03662/FU)	Α	98
10/03662/FU	Digging up of existing playing pitch and laying out of replacement rubber crumb 3G pitch with drainage system, 3m - 5m high perimeter fence and eight 15m high floodlighting columns to university campus	Α	98

4247 Northern End of Lee Lane West

N32 Greenbelt	99.96	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	23.74	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.04	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	
	_	

Regeneration Areas

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

Other Spatial Relationship

· · · · · · · · · · · · · · · · · · ·	_
LCC ownership %	0.02
Nearest train station	Horsforth
Nearest train station distance (m)	904.08
Nearest bus stop	6001
Nearest bus stop distance (m)	286.22
Agricultural classification C	Grade 4
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	~
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100r	n

4247 Northern End of Lee Lane West

Conclusions	
Issues and Options Summary	
	rea and is well contained, limited impact on green belt. Part of site N6 (protected playing pitch) voutdoor pitch and unsuitable for development. Poor access to site.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
	new outdoor pitch and unsuitable for development. Poor access to site.

Cit~	Details	
JILE	Details	

Easting	422698	Northing	437405	Site area ha	3.6	SP7	Main Urban Area Extension
HMCA	North Leeds	3			Ward	Horsforth	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site with agricultural use. Surrounded by trees but with a road frontage to the north. Ring Road set to the east behind further trees. Small number of dwellings set to the west.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

•	3 3	
Would development lead	to physical connection of settlements?	No
Do features provide boun	daries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

	.	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	Yes
Character Conclusion	No effect on the setting and special character of histor	ic features

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

Well contained site which reduces potential for sprawl. However, Ring Road acts as a strong defensible boundary and provides clear spearation between the site and built up area.

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (1	1+yrs)
Summary of infra	astructure provi	der comments			
LCC Highways Com	ments				
Public transport access	sibility comments				Rank (1-5)
Meets Accessibility Sta	andards				5
Access comments					
No direct access to Rin	ng Road				1
Local network comme	nts				
				A65 junction and widening of A65 along sit	.e
frontage to provide rig	ght turning and publi	c transport improver	ment		3
Mitigation measures					Total score
					9
Highways sits support					
Highways site support No -not on its own	<u> </u>				
not offits own					
Continuent on other of	****				
Contingent on other si 4240	nes				
Contingent on other si	ites				
4240					
Highways Agency					
Impact No material i	impact I	Network Status	No objection, no mitig	gation required	
'	,		1		
	1				
Network Rail					
Yorkshire Water	1				
Treatment Works					
Troutinoni Tronco					
Environment Agend	су				
Constraints					
FZ1 over 1ha. See cor	mments in our previo	ous 1&O consultation			
LCC					
Ecology support	Not supported				
of this proposed allocation	ation. There are also	significant hedgerov	ws within the site which	rea of semi-natural ancient woodland) run ch link the woodland ares to neighbouring v odland by a minimum 15m and plant with k	voodland adjacent to

woodland species and include an area of wildflower meadow - as part of informal POS with a mown path along west, south and east boundaries (this will help offset inevitable loss of internal hedgerows and entrances for access roads). Retain the hedgerows within public open space where possible. Use additional locally native scrub and hedgerow planting within the development.

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4255. Mitigation will still be required to ensure impacts on adjacent woodland and hedgerows within the site are addressed - see comments on left.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

_		
% overlap	100.00	N32 Greenbelt
	0.00	N34 PAS
	0.00	RL1 Rural Land
	0.00	N1 Greenspace
	0.00	N1A Allotments
	0.00	N5 Open Space
	0.00	N6 Playing Pitch
	0.00	N8 Urban Green Corridor
	0.00	CC Shopping Quarter
	0.00	UDP City Centre
	0.00	S2S6 Town Centre
	0.00	Proposed Local Centre
	✓	Overlaps N37 SLA
	0.00	Sch. Ancient Mon.

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	2444.97
Nearest bus stop	3819
Nearest bus stop distance (m)	325.41
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	m

Conclusions

Issues and Options Summary

Green Belt site. Set to the west of the Ring Road, which provides a clear separation between site and main urban area. Well contained site,

natural boundaries created by lines of trees. Unsuitable to be developed on its own, could be considered alongside 4240, this would be a very large strategic development. Site affects others? Sustainability summary Summary of reps Comments on phasing **DPP Allocation** Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Concern regarding overdevelopment in the area if the site were to come forward alongside 1339 and 4240. The site is not locally preferable compared to other sites.

5009 Horsforth Campus

Cita	Details	
Site	Details	

E	asting	422836	Northing	437270	Site area ha	7.8	SP7	Main Urban Area Extension
H	HMCA	North Leeds	5			Ward	Horsforth	

Site Characteristics

Site type Mix 50:50

On-site land uses

Other

Neighbouring land uses

Agriculture

Other

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

College site. Education. Located in the Green Belt. UDP policy - redevelopment of the site is acceptable. Adjacent to Cemetery.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No	
Would development result in an i	solated development?	No	
Is the site well connected to the I	ouilt up area?	Yes	
Would development round off the	e settlement?	No	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	Yes	
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	ted sprawl	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion No merging of settlements	•

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	No	
Can development pres		
Character Conclusion		

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

Site is well contained by the ring road to the north west and woodlnad to the south. Site together with 1202 would round off the settlement and would not lead to unresitrcited sprawl due to the road and woodland previously mentioned.

5009 Horsforth Campus

SHLAA conclusions						
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achie	evability: Longterm (11-	+yrs)
Summary of infra	structure provi	ider comments				
LCC Highways Com	ments					
Public transport access	sibility comments					Rank (1-5)
Part PT meets health 8	& Sec Ed, not prima	ry				3
Access comments						
				d with the increase in	n peak hour traffic, juncti	on 3
Local network comme	nts					
A65 congestion, conce	ern with effect on siç	gnalisation scheme				3
Mitigation measures						Total score
traffic management w	ithin residential area	a, improved junction	with Calverley Lane			
, and the second			j			9
Highways site support Yes with mitigation						
res with mitigation						
Contingent on other si	tes					
combine with 1202 to		option via Victoria Cr	res			
Contingent on other si combine with 1202 to		ontion via Victoria Cr	ros			
COMBINE WITH 1202 to	give second decess	option via victoria ci				
	1					
Highways Agency Impact No material i	mnoot	Nighteenic Chahera	No objection no mit	igation required		
n/a	Праст	Network Status	No objection, no mit	igation required		
	1					
Network Rail						
Yorkshire Water						
Treatment Works						
Environment Agend	cv					
Constraints						
FZ1 over 1ha. See con	mments in our previ	ous I&O consultation				
1.00						
Ecology support	Not supported					
Lcology support	Trot supported					

Not supported (Red) - This site lies within the River Aire corridor of land which bring biodiversity into the heart of Leeds and forms part of the Leeds Habitat Network. Swaine Wood lies along the southern boundary of thhis proposed allocation -it is a semi-natural ancient woodland with excellent bluebell cover. As well as the ancient woodland this proposed site also has lowland mixed deciduous woodland, hedgerows, native scrub, semi-improved acid grassland (that is being positively managed by the Park Lane College Conservation Department) and a pond most of which are UK BAP Priority Habitats. Remove the southern part of the proposed allocation - some of which may be available for public open space provided that funding is made available for contuing positive habitat management. The scrub and grassland is likely to support UK BAP bird species.

5009 Horsforth Campus

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/5009. Mitigation will still be required to ensure impacts on adjacent habitats are addressed - through positive management of grassland and scrub as a nature area.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number

Proposal

Decision

% of site

% overlap

Spatial relationships

UDP Designations

100.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
100.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 100.00 0.00 0.00 0.00

Core Strategy

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	✓

Regeneration Areas

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

Other Spatial Relationship

LCC ownership % 2.21

5009 Horsforth Campus

Nearest train station		Horsforth
Nearest train station distance ((m)	2450.96
Nearest bus s	top	3819
Nearest bus stop distance ((m)	341.45
Agricultural classificat	ion	Grade 3
Overlaps S	SSI	
Overlaps SI	EGI	
Overlaps L	NA	✓
Overlaps L	NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ling	
Overlaps Strat. Employment but	ffer	
Overlaps Public Right of V	Vay	
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contaminat	tion	✓
Overlaps Minerals Safegu	uarde	ed
Overlaps Minerals Safeguarded	100	m

5009 Horsforth Campus

onclusions	
ssues and Options Summary	
he site together with 1202 would not lead to unrestricted sprawl.	
ite affects others?	
0	
ustainability summary	
o complete - comments from ecology and highways/accessibility to be provided.	
ummary of reps	
omments on phasing	
PP Allocation	
referred housing allocation	
PP Allocation Conclusion	
reen Belt site. A significant portion of the site is brownfield (former Leeds City College buildings). The redevelopment of the College build by housing is acceptable under current policy. The site is well contained by the Ring Road, Swaine Wood and Horsforth Cemetery.	dings

5102 Headingley Halls Of Residence 54 - 56 Headingley Lane, Headingley, Leeds, LS6 2BP

Site Deta	Site Details						
Easting	428536	Northing	435761	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	North Leeds	,		1	Ward	Headingley	I
Site Cha	racteristic	:s					
Site type	Brownfield						
On-site land uses - None Adjacent land uses - None Other land uses - None							
Topograph	Topography Landscape						
Boundaries Road front							
Description							

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

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

13/01027/FU

Headingley Halls Of Residence 54 - 56 Headingley Lane, Headingley, Leeds, LS6 2BP 5102 **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** Proposal Decision % of site

Α

100

Change of use from student halls of residence to 39 self

contained flats for student accommodation

5102	Headingley Halls Of Residence 54 - 56 Headingley Lane, Headingley, Leeds, LS6 2BP				
13/01028/LI	Listed Building application to carry out alterations to student halls of residence to form 39 self contained flats for student accommodation	Α	100		

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy			
Main Urban Area	100.00	%	
Major Sottlement	0.00		

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Durlay Dark
	Burley Park
Nearest train station distance (m)	863.15
Nearest bus stop	11147
Nearest bus stop distance (m)	74.89
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	□
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed

Overlaps Minerals Safeguarded 100m

5102 Headingley Halls Of Residence 54 - 56 Headingley Lane, Headingley, Leeds, LS6 2BP

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential de	velopment accepted

Description

5106 Former Squirrel Way Children's Home, Squirrel Way, Leeds, LS17 8fq

Site Det	Site Details						
Easting	431604	Northing	439527	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	North Leed	s			Ward	Alwoodley	
Cita Cha							
Site Cha	racteristi	CS					
Site type	Brownfield						
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							
Topography Landscape							
Boundaries Road front							

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

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

5106 Form	er Squirrel Way Children's Home,	, Squirrel Way, Leeds, LS17 8fq
SHLAA conclusions	5	
Availability:	Suitability:	Achievability:
Summary of infr	astructure provider comments	
Highways Agency Impact	Network Status	
Impact	Network Status	
Network Rail		
Notwork Run		
Yorkshire Water		
Treatment Works		
Environment Ager	псу	
Constraints		
LCC		
Ecology support		
Ecology boundary		
Education comments		
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
Other		
English Heritage		
Natural England		
Planning History	Applications since 1/1/2009, covering more	than 50% of the site
Ann Number	Dranacal	Decision 9/ of site

r larming ribitory	rippingament of the time in the entering meter than 50% of the entering			
App Number	Proposal	Decision	% of site	
13/02970/FU	Demolition of existing childrens home buildings and erection of part 3 and part 4 storey building, comprising 60 flats with	Α	100	

5106 Forn	mer Squirrel Way Children's Home, Squirrel Way, Leeds, LS17 8fq					
	for the elderly					
14/00627/ADV	Two signs and three flagpoles	Α	100			
13/05140/COND	Consent, agreement or approval required by conditions 4, 5, 7, 15, 22 and 23 of Planning Application 13/02970/FU	Α	100			
13/05639/COND	Consent, agreement or approval required by conditions 3, 6, 8, 10, 11, 12, 13 and 19 of Planning Application 13/02970/FU	Α	100			

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	·
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	66.75	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy					
Main Urban Araa	100.00				

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

99.90
Burley Park
1362
49.78
,

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m
·

Nearest bus stop	1362	
Nearest bus stop distance (m)	49.78	
		_
Agricultural classification	Urban	
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlaps LNR		
Overlaps Conservation Area		
Overlaps Listed Building		
Overlaps Strat. Employment buffer		
Overlaps Public Right of Way		
Overlaps SFRA Flood Zone		
Overlaps EA Flood Zone	$\overline{\Box}$	
Overlaps HSE Major Hazard		
Overlaps HSE Gas Pipeline	$\overline{\Box}$	
Overlaps Pot. Contamination	<u> </u>	
Overlaps Minerals Safeguarde		
· · · · · · · · · · · · · · · · · · ·		
Overlaps Minerals Safeguarded 100	m	

Former Squirrel Way Children's Home, Squirrel Way, Leeds, LS17 8fq

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
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C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

Other land uses - None

5112 Stratford Court, School Lane, Chapel Allerton

Site Details							
Easting	430398	Northing	436949	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	North Leeds Ward Chapel Allerton					erton	
Site Characteristics Site type Brownfield On-site land uses - None Adjacent land uses - None							

Topography	Landscape	
Boundaries	Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	/ould development lead to physical connection of settlements?			
Do features provide bound				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	1
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development preserve this character?			
Character Conclusion			

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

5112 Stratford Court, School Lane, Chapel Allerton **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2000, sovering more than 50% of the site

Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
13/04605/FU	Demolish sheltered housing premises and stone boundary wall in a Conservation Area		100

5112	Stratford Court, School Lane, Chapel Allerton		
13/04606/FU	Demolition of existing building and erection of part 3 and part 4 storey block of 28 residential units for residents over the age of 55	Α	100
13/00789/CA	Conservation Area Application to demolish building	w	100
14/00277/CO	ND Consent, agreement or approval required by conditions 3, 7, 8, 9, 10, 12, 13, 15, 16, 18, 19, 20, 23 and 24 of Planning Application 13/04606/FU	Α	100
13/00148/FU	Demolition of existing building and erection of 3 storey block of 30 No. flats for residents over the age of 55	w	100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

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KEO	ene	ranc	M Ar	264
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	Inner South RA	0.00	% overlap
	LB Corridor RA	0.00	
Ī	EASEL RA	0.00	
Ī	Aire Valley RA	0.00	
	West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership	99.98	
Niconcet tugin etation		Dumlari Damli
Nearest train station	Burley Park	
Nearest train station distance (m)		3062.22
Nearest bus stop		4899
Nearest bus stop distance (m)		108.21
A mui a vita mal alassifia at		I Inda o sa

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	V
Overlaps Minerals Safeguarded] [

Overlaps Minerals Safeguarded 100m

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	\Box
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	

5112 Stratford Court, School Lane, Chapel Allerton

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

Boundaries

Description

5125 SUMMERFIELD HO OUTWOOD LN HORSFORTH

Site Deta	Site Details						
Easting	424971	Northing	437630	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	North Leed:	S			Ward	Horsforth	
Site Characteristics Site type Brownfield							
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							
Topograph	ıy				Landscape		

Road front

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	ı
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

5125 SUMMERFIELD HO OUTWOOD LN HORSFORTH **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
09/00348/FU	Change of use of former care home to 5 two bedroom flats and 2 one bedroom flats	Α	100

North Leeds 5125 SUMMERFIELD HO OUTWOOD LN HORSFORTH 12/01053/COND Consent, agreement, or approval required by conditions 2, 3Α 100 and 4 of Planning Application 09/00348/FU Spatial relationships **Core Strategy UDP Designations** N32 Greenbelt 0.00 % overlap 100.00 % overlap Main Urban Area N34 PAS 0.00 0.00 Major Settlement RL1 Rural Land 0.00 Minor Settlement 0.00 N1 Greenspace 0.00 Overlaps Urban Extension **~** N1A Allotments 0.00 N5 Open Space 0.00 **Regeneration Areas** N6 Playing Pitch 0.00 0.00 N8 Urban Green Corridor Inner South RA 0.00 % overlap

LB Corridor RA

Aire Valley RA

West Leeds Gateway

EASEL RA

0.00

0.00

0.00

0.00

Other Spatial Relationship

CC Shopping Quarter

UDP City Centre

S2S6 Town Centre

Overlaps N37 SLA Sch. Ancient Mon.

Proposed Local Centre

0.00

0.00

0.00

0.00

0.00

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	1606.26
Nearest bus stop	8011
Nearest bus stop distance (m)	229.16
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	2
Overlaps Conservation Area	V
Overlaps Listed Building	
Overlaps Strat. Employment buffer	-
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ded

Overlaps Minerals Safeguarded 100m

5125 SUMMERFIELD HO OUTWOOD LN HORSFORTH

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

5138 505 HARROGATE ROAD LS17

Site Details							
Easting	431005	Northing	440440	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA North Leeds			Ward	Alwoodley	3		
Site Characteristics							
Site type Brownfield							

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Boundaries Road front	Topography	Landscape	
	Boundaries	Road front	

Descri	ption
2 23011	J J

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide boundaries to contain the development?				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/i			
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used for			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development preserve this character?				
Character Conclusion				

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

5138 **505 HARROGATE ROAD LS17 SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2000, sovering more than 50% of the site

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/01100/FU	Three storey block of 6 flats with garages at lower ground level including demolition of existing house	Α	70

5138 505	HARROGATE ROAD LS17			
13/02600/FU	Variation of condition 2 (approved plans) of approval 12/01100/FU for MINOR MATERIAL AMENDMENT to raise height of building and provision of full basement car park	Α	70	
14/9/00081/MOD	Variation of condition 2 (approved plans) of approval 12/01100/FU for MINOR MATERIAL AMENDMENT to raise height of building and provision of full basement car park NON MATERIAL AMENDMENT to 13/02600/FU: Amendment to height of railings to bay balconies.	M01	70	
10/04855/FU	Demolition of existing house and erection of 4 three storey semi-detached houses with attached garages	Α	70	

Spatial relationships

UDP Designations

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	0.05	
Nearest train station		Burley Park
Nearest train station distance	(m)	6109.93
Nearest bus s	9071	
Nearest bus stop distance	(m)	122.30

Agricultural classification Urban

riginicalitarai ciassificationi	Orbari
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	\Box
Overlaps HSE Major Hazard	\Box
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	~
O and a Mineral Cofemand	
Overlans Minerals Safeguard	20

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
	1
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

5138 505 HARROGATE ROAD LS17

5138 505 HARROGATE ROAD LS17

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
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C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

HLA24048 83 Cardigan Lane LS4

Site Deta	ils						
Easting	427778	Northing	435064	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA North Leeds		Ward	Kirkstall				

Site Characteristics

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

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

Proposal

Consent, agreement or approval required by conditions 7, 8

and 10 of Planning Application 06/00922/FU

10/02325/COND

HLA24048 83 Cardigan Lane LS4 **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** Decision

% of site

100

Α

HLA24048 83 Cardigan Lane LS4 10/02172/EXT Extension of time for planning application 06/00922/FU for 4 R 100 10/03131/COND Consent, agreement or approval required by condition 12 of Planning Application 06/00922/FU A 100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	70 Overlap
Minor Settlement	0.00	
Overlaps Urban Extension		
	•	

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Burley Park
Nearest train station distance (m)	166.41
Nearest bus stop	489
Nearest bus stop distance (m)	249.81

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlans Minerals Safaguarded	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

HLA24048 83 Cardigan Lane LS4

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary]
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C]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

HLA24049 Eden Mount LS4

Site Deta	ails						
Easting	426806	Northing	435437	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	HMCA North Leeds			Ward	Kirkstall		

Site Characteristics

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	titue ribbon development?	
Would development result in an is		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

North Leeds HLA24049 Eden Mount LS4 SHLAA conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities

Gas	
Electric	
Fire and Rescue	
Telecoms	

Natural England			

Other

English Heritage

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
10/04879/EXT	Extension of time period for planning permission 07/03002/FU Part 3 and part 4 storey block comprising 16 two bed flats and 1 studio flat with 19 car parking spaces	Α	100

HLA24049 Eden Mount LS4

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy	

100.00	% overlap
0.00	
0.00	
~	
	0.00

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station		Headingley
Nearest train station distance (m)		390.52
Nearest bus stop		6677
Nearest bus stop distance ((m)	38.18

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	$\overline{\Box}$
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
	. —

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

HLA24049 Eden Mount LS4

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

HLA26027 25-7 Bennett Road LS6

Site Details							
Easting	427760	Northing	436069	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	North Leeds	5			Ward	Headingley	
Site Characteristics							

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

HLA26027 25-7 Bennett Road LS6		
SHLAA conclusions		
Availability:	Suitability:	Achievability:
Summary of infrastru	ucture provider comments	
Highways Agency		
Impact	Network Status	
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agency		
Constraints		
LCC		
Ecology support		
Ecology boundary		
Education comments		
Flood Risk		
Utilities Gas		
Electric		
Fire and Rescue		
Telecoms		
Other English Heritage		
Natural England		
Diamaina History Anali	ications since 1/1/2009 covering mor	re then 50% of the cite

Plaining History	Applications since 1/1/2009, covering more than 50 % of the site		
App Number	Proposal	Decision	% of site
14/04918/FU	Retrospective application for use of garage block as a House in Multiple Occupation; alterations including formation of parking area and amenity space	R	57

HLA26027 25-7 Bennett Road LS6 11/00335/FU One block of 4 garages to rear of flats 98

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	· •	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %		0.00
Negrost train station		Durloy Dork
		Burley Park
Nearest train station distance (m)		902.40
Nearest bus stop		10871
Nearest bus stop distance (m)		128.55

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	\equiv
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

HLA26027 25-7 Bennett Road LS6

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary]
ouotamazinty ourinnary	
C]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

HLA26032 45 St Michael's Lane LS6

Site Deta	ails						
Easting	427769	Northing	435687	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	North Leeds	S			Ward	Headingley	
Sito Cha	ractoristi	ne .					

Site Characteristics

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ntion
DESCHI	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti	itue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the b	ouilt up area?	
Would development round off the	settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide access	ss to the countryside	
· ·	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	le 2 or Grade 3a agricultural land?	
Does the site contain buildi	_	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion	3 1 1	L

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

HLA26032 45 S	t Michael's Lane LS6	
SHLAA conclusion	s	
Availability:	Suitability:	Achievability:
Summary of infi	rastructure provider comments	
Highways Agency		
Impact	Network Status	
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Age	ncy	
Constraints		
LCC		
Ecology support		
Ecology boundary		
Education comments	S	
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
TOIGCOTTS		
Other		
English Heritage		
Natural England		
Planning History	Applications since 1/1/2009, covering more	re than 50% of the site

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
11/00708/FU	Three storey block of 39 studio apartments and 2 two bedroom apartments, with ground floor office and 6 car parking spaces	R	100	

HLA26032 45 St Michael's Lane LS6

12/01481/FU	Part three, part four storey block of 41 studio flats with ancillary office space, landscaping and car parking	Α	100
10/00779/EXT	Extension of time of planning application 06/02738/FU for 3 and 4 storey block of 3, 5 and 6 bed apartments (47 beds in 11 clusters) with 14 car parking spaces	Α	100
12/04515/FU	Variation of condition 2 (approved plans) of approval 12/01481/FU for replacement of 10 parking spaces with 3 studio flats and communal areas; removal of condition 10 (retention of unallocated parking spaces)	R	100

Spatial relationships

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

Core Strategy

% overlap

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00

Nearest train station		Burley Park
Nearest train station distance ((m)	526.20
Nearest bus s	top	491
Nearest bus stop distance ((m)	131.80

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	$\overline{\Box}$
Overlaps EA Flood Zone	\Box
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	~
Overlaps Minerals Safeguarded	
Overiaps will let als Safequal ded	

Overlaps Minerals Safeguarded 100m

HLA26032 45 St Michael's Lane LS6

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	

HLA26033 1 North Grange Mount LS6

Easting 428510 Northing 436070 Site area ha 0.1 SP7 Main Urban Area Infill	Site Details							
	 Nain Urban Area Infill	SP7	0.1	Site area ha	436070	Northing	428510	Easting
HMCA North Leeds Ward Headingley		Headingley	Ward	HMCA North Leeds				

Site Characteristics

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topogra	phy	Landscape	
Bounda	es	Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Proposal

Consent, agreement or approval required by condition 3 of

Planning Application 11/02909/RM

13/01441/COND

HLA26033 1 North Grange Mount LS6 SHLAA conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** Decision

% of site

100

HLA26033 1 No	orth Grange Mount LS6		
10/00926/EXT	Extension of time for planning application no. 06/07155/FU (change of use and alterations involving extensions to each side of dwelling to form 11 flats)	Α	100
12/9/00104/MOD	Outline application for 2 detached houses to garden to either side of existing house NON MATERIAL AMENDMENT to: Re-positioning of unit 1 2m closer to rear boundary	M01	100
13/00400/EXT	Extension of time period for planning permission 10/00926/EXT change of use and alterations involving extensions to each side of dwelling to form 11 flats	Α	100
11/02909/RM	Two detached houses with garages to garden to either side of existing house	Α	100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %		0.00	
Neare	st train station		Burley Park
Nearest train st	ation distance	(m)	1081.29
	Nearest bus s	top	11147
Nearest bus	stop distance	(m)	378.74

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlans Minerals Safeguarded	
Overlans willerals safedual ded	

Overlaps Minerals Safeguarded 100m

HLA26033 1 North Grange Mount LS6

HLA26033 1 North Grange Mount LS6

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development acce	pted

Boundaries

Description

HLA26037 51 - 61 Otley Road And 3 - 9 North Lane, LS6

Site Deta	Site Details						
Easting	427889	Northing	436163	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	North Leed:	S			Ward	Headingley	1
	Site Characteristics Site type Brownfield						
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							
Topograph	Topography Landscape						

Road front

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary				
Does the site provide acces				
Does the site include local/national nature conservation areas (SSSIs				
Areas of protected/unprotected woodland/trees/hedgerows?				
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?				
Does the site contain buildings				
Are these buildings used for agricultural purposes?				
Encroachment Conclusion				

4. Preserve the setting and special character of historic towns

Site within/adjacent to	
Can development pres	
Character Conclusion	

North Leeds HLA26037 51 - 61 Otley Road And 3 - 9 North Lane, LS6 SHLAA conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage

Planning History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
13/00062/COND	Consent, agreement or approval required by conditions 2, 4, 5, 6, 8, 9 and 11 of Planning Application 26/112/04/FU	Α	100		

Natural England

HLA26037 51 - 61 Otley Road And 3 - 9 North Lane, LS6 10/01889/ADV Retrospective application for 1 temporary non illuminated R 86 banner sign

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership % 2.34

Nearest train station	Burley Park	
Nearest train station distance (m)		985.82
Nearest bus s	6672	
Nearest bus stop distance (42.29	

Agricultural classification Urban

	_
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	/
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	7
Overlaps HSE Gas Pipeline	7
Overlaps Pot. Contamination	_

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

HLA26037 51 - 61 Otley Road And 3 - 9 North Lane, LS6

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
, i	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	ed planning permission or existing UDP allocation. Principle of residential development accepted

HLA26039 8 Holly Bank, Otley Road, Headingley, Leeds, LS6 4DJ

Site Details							
Easting	427745	Northing	436539	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	North Leed:	S			Ward	Weetwood	
Site Chai	racteristic	cs					
Site type	Brownfield						
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							
Topography Landscape							
Boundarie	S				Road front		
Description							

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development preserve this character?				
Character Conclusion				

11/05063/FU

HLA26039 8 Holly Bank, Otley Road, Headingley, Leeds, LS6 4DJ **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** Proposal Decision % of site

Α

100

Change of use of former doctors surgery to form 7 flats

including external alterations

HLA26039 8 Holly Bank, Otley Road, Headingley, Leeds, LS6 4DJ					
14/00239/FU	Change of use and alterations of basement to form 1No. additional flat with lightwells to front	Α	100		
13/02296/FU	Change of use and alterations of basement layout to form additional one bedroom flat with lightwells to front and detached outbuilding to rear	R	100		

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

Other Spatial Relationship

	LCC ownership %	0.00
Г		
	Nearest train station	Headingley
	Nearest train station distance (m)	1180.61
	Nearest bus stop	1517
	Nearest bus stop distance (m)	47.13
	Agricultural classification	Urban
	Overlaps SSSI	
	Overlaps SEGI	

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	7d
Overlaps Millerais Safeguarde	-u
Overlaps Minerals Safeguarded 100	m

Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

HLA26039 8 Holly Bank, Otley Road, Headingley, Leeds, LS6 4DJ

Conclusions	
ssues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
dentified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	

HLA27013 Long Row Horsforth

Site Details							
Easting	424204	Northing	438686	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	North Leeds			Ward	Horsforth		

Site Characteristics

Cita tuna	Dunitungfiald
Site type	Browniieid

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ntion
DESCHI	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i		
Is the site well connected to the		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide bound			
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/			
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used fo			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

North Leeds HLA27013 Long Row Horsforth SHLAA conclusions Availability: Achievability: Suitability: Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments**

Flood Risk		
Utilities		
Gas		
Electric		
Fire and Rescue		

Telecoms	

Other
English Heritage
1

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
11/05044/FU	Change of use of 76, 80, 82 and 84 Long Row to form single house including lower ground floor and single storey extensions: single storey extension to stables at Honwood	Α	99

HLA27013 Long Row Horsforth					
	House, alterations to boundary treatment and access; erection of observatory to garden				
11/05058/CA	Conservation Area Application for the demolition of outbuildings and extensions	A	97		

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %		0.00
Nearest train station		Horsforth
Nearest train station distance (m)		502.24
Nearest bus stop		11301
Nearest bus stop distance (m)		29.28

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	~
Overlaps Minerals Safeguarded	4] L
Overlaps willicials sareguarded	<u> </u>

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
	1
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

HLA27013 Long Row Horsforth

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary]
ouotamazinty ourinnary	
C]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

HLA27014 Throstle Nest Villa, New Road Side

Site Details							
Easting	424269	Northing	437172	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	North Leeds		Ward	Horsforth			

Site Characteristics

C!t - t	Brownfield
NITA TVINA	RECMUTION
JILC LYPC	DIOWINCIA

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ntion
DESCHI	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprote		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildi		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

HLA27014 Throstle Nest Villa, New Road Side				
SHLAA conclusions				
Availability:	Suitability:	Achievability:		
Summary of infr	astructure provider comments			
Highways Agency				
Impact	Network Status			
Network Rail				
Yorkshire Water Treatment Works				
Environment Agen	ncv			
Constraints				
LCC				
Ecology support				
Ecology boundary	1			
Education comments				
Flood Risk				
	_			
Utilities Gas				
Electric				
Fire and Rescue				
Telecoms				
Other English Heritage				
Natural England				
Planning History	Applications since 1/1/2009, covering mor	e than 50% of the site		

HLA27014 Throstle Nest Villa, New Road Side					
	into one single 4 bedroom dwelling with access via Newlay Wood Crescent.				
09/03303/FU	Change of use involving alterations of house to form 6 flats and 2 houses.	Α	100		

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Dogoporotion Arose
Regeneration Areas

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

Other Spatial Relationship

LCC ownership %		0.00	
Nooroot	rain station		Harafarth
	rain station		Horsforth
Nearest train station distance (m)		1973.46	
Nearest bus stop		10892	
Nearest bus stop distance (m)		23.22	

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	

Agricultural classification Urban	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

HLA27014 Throstle Nest Villa, New Road Side

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	

HLA27014 Low Fold Garage, New Road Side, Horsforth, Leeds

Site Deta	ails							
Easting	423245	Northing	437471	Site area ha	0.2	SP7	Main Urban Area Infill	
HMCA	North Leed:	S			Ward	Horsforth	3	
Site Chai	racteristic	cs						
Site type	Brownfield							
On-site land	d uses - Nor	ie						
Adjacent la	nd uses - No	one						
Other land	uses - None							
Topograph	у				Landscape			
Boundarie	S				Road front			
Description								

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

HLA27014 Low Fold Garage, New Road Side, Horsforth, Leeds **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Plaining History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
10/01805/EXT	Extension of time period for planning application 07/00133/OT renewal of outline application 27/288/03/RE for residential redevelopment	W	100		

10/05406/OT	Outline application for two semi-detached houses and three townhouses with car parking and garages to site of coach depot	Α	100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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

Other Spatial Relationship

13.16
Horsforth
2040.69
10405
60.74

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarded	

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	1 =

HLA27014 Low Fold Garage, New Road Side, Horsforth, Leeds

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

HLA30023 Sutherland Avenue LS8

Site Details							
Easting	432144	Northing	438440	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	HMCA North Leeds		Ward	Roundhay			

Site Characteristics

Cita tuna	Dunitungfiald
Site type	Browniieid

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an is		
Is the site well connected to the b		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildi		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development preserve this character?		
Character Conclusion		

HLA30023 Suthe	erland Avenue LS8			
SHLAA conclusions				
Availability:	Suitability:		Achi	evability:
Summary of infra	astructure provider comments			
Highways Agency				
Impact	Network Status			
Network Rail				
Yorkshire Water	1			
Treatment Works				
Environment Agen	CV			
Constraints				
LCC Ecology support				
Ecology boundary				
Education comments				
Flood Risk				
Utilities	1			
Gas				
Electric				
	- -			
Fire and Rescue				
Telecoms				
Other English Heritage				
2.igiion rioinage	1			
Natural England				
Diameter at the	Applications sizes 4/4/0000	no them 500/ of the city		
Planning History App Number	Applications since 1/1/2009, covering mor Proposal	re man 50% of the site	Decision	% of site
			20031011	

HLA30023 Sutherland Avenue LS8

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minan Cattlana ant	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		
Overlaps of ball Extension		

% overlap

Regeneration Areas

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

Other Spatial Relationship

0.00	p %	LCC ownership
Nearest train station Burley Park		
5352.80	(m)	Nearest train station distance
1876	stop	Nearest bus s
351.06	(m)	Nearest bus stop distance
Urban	ition	Agricultural classifica
	SSSI	Overlaps S
	SEGI	Overlaps S
	LNA	Overlaps I
	LNR	Overlaps I
	Area	Overlaps Conservation A
	ding	Overlaps Listed Build
	uffer	Overlaps Strat. Employment bu
	Way	Overlaps Public Right of V
	zone	Overlaps SFRA Flood Z
	zone	Overlaps EA Flood Z
	zard	Overlaps HSE Major Haz
	eline	Overlaps HSE Gas Pipe
1 —		

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safequarded	
Overlaps Minerals Safeguarded 100m	

HLA30023 Sutherland Avenue LS8

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	

HLA30026 468 Harrogate Road LS17

Site Details								
Easting	430773	Northing	438995	Site area ha	C).1	SP7	Main Urban Area Infill
HMCA	North Leeds	S				Ward	Moortown	-
Sito Characteristics								

Site Characteristics

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topogra	phy	Landscape	
Bounda	es	Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/consti				
Would development result in an is				
Is the site well connected to the built up area?				
Would development round off the				
Is there a good existing barrier be and the undeveloped land?				
Unrestricted Sprawl Conclusion				

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development preserve this character?				
Character Conclusion				

10/02866/COND

HLA30026 468 Harrogate Road LS17					
SHLAA conclusions					
Availability:	Suitability:		Achievability:		
Summary of infra	astructure provider comments				
Highways Agency					
Impact	Network Status				
	_				
Network Rail					
Yorkshire Water	1				
Treatment Works					
Environment Agen	су				
Constraints					
LCC					
Ecology support					
Ecology boundary					
Education comments					
Flood Risk	7				
Utilities					
Gas					
Electric					
Fire and Rescue					
Telecoms					
Other					
English Heritage					
Natural England					
Planning History	Applications since 1/1/2009, covering more	than 50% of the site			
App Number	Proposal	Deci	sion % of site		

Consent, agreement or approval required by conditions 2, 3 and 5 of Planning Application 08/06633/FU

Α

100

HLA30026 468 Harrogate Road LS17					
10/02155/FU	1.8m high boundary fence and automated entrance gates to front of flats	A	100		
11/01810/COND	Consent, agreement or approval required by condition 10 of Planning Application 08/06633/FU	Α	100		

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

$D \sim \sim$		+100	V =
Rea	enera	шоп	Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Burley Park
Nearest train station distance (m)	4777.58
Nearest bus stop	10757
Nearest bus stop distance (m)	32.52

Agricultural classification Urban

V

Overlaps 3331	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

HLA30026 468 Harrogate Road LS17

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	

HLA30026 467 Street Lane, Roundhay, Leeds

Easting	430837	Northing	438582	Site area ha	0	SP7	Main Urban Area Infill	
HMCA	North Leeds	5			Ward	Moortown	1	

Site Characteristics

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ption

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/			
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used for agricultural purposes?			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns	
Site within/adjacent to conservation area/listed building/historical features?	

Can development preserve this character?

Character Conclusion

10/03743/COND

HLA30026 467 Street Lane, Roundhay, Leeds					
SHLAA conclusions					
Availability:	Suitability:	Achievability:			
Summary of infr	astructure provider comments				
Highways Agency					
Impact	Network Status				
Network Rail	1				
Notwork Rain					
Yorkshire Water					
Treatment Works					
Environment Agen	CV				
Constraints					
Ecology support					
Ecology boundary					
Education comments	1				
Flood Risk					
Utilities	1				
Gas					
Electric	7				
Licetife					
Fire and Rescue					
Telecoms					
	1				
Other English Heritage					
Natural England					
Planning History App Number	Applications since 1/1/2009, covering more than 50 Proposal	% of the site Decision % of site			

Consent, agreement or approval required by conditions 2, 3, 4, 5, 6 and 7 of Planning Application 10/02001/FU

SPL

100

HLA30026 467 Street Lane, Roundhay, Leeds					
10/02001/FU	Retrospective application for change of use of dwelling and external alterations to form 6 one bedroom flats including rear dormer window	Α	100		
11/02668/COND	Consent, agreement or approval required by conditions 4 and 6 of Planning Application 10/02001/FU	R	100		

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	· •	

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Burley Park
Nearest train station distance (m)	4496.55
Nearest bus stop	5041
Nearest bus stop distance (m)	37.55
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

HLA30026 467 Street Lane, Roundhay, Leeds

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary]
ouotamasmity ourminary	
C]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

HLA34026 321 Chapeltown Road, Chapeltown, Leeds, LS7 3LL

Site Details							
Easting	430863	Northing	436408	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	North Leeds	3			Ward	Chapel All	llerton
Site Chai	racteristic	s					
Site type	Brownfield						
On-site land uses - None							
Adjacent la	nd uses - No	ne					
Other land uses - None							
Topography Landscape							
Boundarie	S				Road front		
Description							

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead	i	
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development pres		
Character Conclusion		

North Leeds HLA34026 321 Chapeltown Road, Chapeltown, Leeds, LS7 3LL SHLAA conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the si	e	
App Number	Proposal	Decision	% of site
11/00430/FU	Change of use of former care home to form 6 flats	Α	98

HLA34026 321 Chapeltown Road, Chapeltown, Leeds, LS7 3LL 11/04934/COND Consent, agreement or approval required by conditions 4 and 6 of Planning Application 11/00430/FU A 98

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

		١.,
Main Urban Area	100.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	0.58	
Nearest train station		Burley Park
Nearest train station distance (m)	3207.81
Nearest bus st	ор	13868
Nearest bus stop distance (43.46	
Agricultural classificati	on	Urban

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u> </u>

Overlaps Minerals Safeguar	ded
Overlaps Minerals Safeguarded 10	00m

HLA34026 321 Chapeltown Road, Chapeltown, Leeds, LS7 3LL

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential de	velopment accepted

HLA27014 85 BROADGATE LANE, HORSFORTH, LEEDS, LS18

Site Details							
Easting	424483	Northing	438110	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	North Leeds	S			Ward	Horsforth	3
Site Cha	racteristic	20					
Site Cita	acteristic	-3					
Site type	Brownfield						
On-site land uses - None							
Adjacent land uses - None							
Other land	uses - None						

Topography	Landscape	
Boundaries	Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development pres		
Character Conclusion		

HLA27014 85 BROADGATE LANE, HORSFORTH, LEEDS, LS18 **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
11/9/00076/MOD	Erection of 5 three bedroom terrace houses NON MATERIAL AMENDMENT TO 09/04591/FU: Alteration to dormers on front elevation	M01	100

HLA27014 85 BROADGATE LANE, HORSFORTH, LEEDS, LS18

09/04591/FU	Erection of 5 three bedroom terrace houses	R	100
11/9/00102/MOD	Erection of 5 three bedroom terrace houses NON MATERIAL AMENDMENT TO 09/04591/FU, Change of rooflights on plots 4 and 5 to dormers	M01	100
12/00102/COND	Consent, agreement or approval required by conditions 4 and 5 of Planning Application 09/04591/FU	Α	100
11/02790/COND	Consent, agreement or approval required by conditions 3, 4, 5, 7 and 9 of Planning Application 09/04591/FU	Α	100

Spatial relationships

UDP	Desi	ignat	ions

0.00 % overlap N32 Greenbelt N34 PAS 0.00 **RL1 Rural Land** 0.00 N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

Other Spatial Relationship

Sch. Ancient Mon.

LCC ownership %		0.00
Nearest train station	Horsforth	
Nearest train station distance (m)		1031.81
Nearest bus s	5936	
Nearest bus stop distance (m)		23.85

0.00

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Ove	erlaps M	linerals	Safegu	ıard	ed
Overlaps I	Minerals	Safeo	uarded	100)m

HLA27014 85 BROADGATE LANE, HORSFORTH, LEEDS, LS18

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	

HLA34026 3 Park Crescent, Roundhay, Leeds

Site Details							
Easting	432538	Northing	438437	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	North Leeds	S			Ward	Roundhay	
Site Characteristics							

	Site type	Brownfield
--	-----------	------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ption
2 23011	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons			
Would development result in an i			
Is the site well connected to the built up area?			
Would development round off the			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide bound			
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/			
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used fo			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?					
Can development pres					
Character Conclusion					

13/00754/COND

HLA34026 3 Par	k Crescent, Roundhay, Leeds		
SHLAA conclusions	3		
Availability:	Suitability:	Ach	ievability:
Summary of infr	astructure provider comments		
Highways Agency			
Impact	Network Status		
Network Rail	1		
Yorkshire Water			
Treatment Works			
Environment Ager	ncy		
Constraints			
	=		
Ecology support			
200.09у одррогт			
Ecology boundary			
Education comments			
Flood Risk			
Utilities	1		
Gas			
	7		
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Diameter - U	Applications since 4/4/0000 according to the same of t	00/ of the cit-	
Planning History App Number	Applications since 1/1/2009, covering more than 5 Proposal	0% or the site Decision	% of site

Consent, agreement or approval required by conditions 2, 3, 6, 7, 8, 10, 11 and 12 of Planning Application 11/01968/EXT

INT

100

HLA34026 3 Pa	rk Crescent, Roundhay, Leeds		
13/01623/FU	Installation of detached 5 air condenser units with enclosure to flats	Α	93
11/02022/COND	Consent, agreement or approval required by conditions 7, 8, 10 and 11 of Planning Application 07/06331/FU		100
10/9/00125/MOD	Alterations and 4 storey extension to 7 existing flats to form 8 two bedroom flatsNON MATERIAL AMENDMENT: To combine flats internally to create 5 flats instead of 8 by joining flat 2 with flood 3, flat 5 with flat 6 and flat 7 with flat 8.	M01	100
14/00525/COND	Consent, agreement or approval required by conditions 2, 3, 6, 7, 8, 10, 11 and 12 of Planning Application 11/01968/EXT		100
11/01968/EXT	Extension of Time of application of 07/06331/FU for change of use and extension to form 5 apartments	Α	100
12/04868/FU	Variation to Condition 4 of previous approval 11/01968/EXT to vary window materials from timber to UPVC to the rear and side elevations	Α	100
12/02635/FU	Variation to Condition 4 of previous approval 11/01968/EXT to vary windows and doors materials from timber to UPVC	w	100
12/04233/FU	Variation to Condition 4 of previous approval 11/01968/EXT to vary windows and doors materials from timber to UPVC		100
12/9/00124/MOD	Extension of Time of application of 07/06331/FU for change of use and extension to form 5 apartments NON MATERIAL AMENDMENT to 11/01968/EXT: Roof amendment	M01	100

Spatial relationships

UDP Designations

N32 Greenbelt
N34 PAS
RL1 Rural Land
N1 Greenspace
N1A Allotments
ME Onen Chase

0.00 % overlap

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	

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

Other Spatial Relationship

Sch. Ancient Mon.

LCC ownership	0.00	
Nearest train station	(Cross Gates
Nearest train station distance	5472.79	
Nearest bus s	11063	
Nearest bus stop distance (m)		205.72

Agricultural classification Urban

0.00

HLA34026 3 Park Crescent, Roundhay, Leeds

Overlaps SEC Overlaps LN Overlaps LN Overlaps Conservation Are Overlaps Listed Buildin Overlaps Strat. Employment buffe Overlaps Public Right of Wa Overlaps SFRA Flood Zon Overlaps EA Flood Zon Overlaps HSE Major Hazar Overlaps HSE Gas Pipelin Overlaps Pot. Contaminatio		
Overlaps SEG Overlaps LN Overlaps LN Overlaps LN Overlaps Conservation Are Overlaps Listed Buildin Overlaps Strat. Employment buffe Overlaps Public Right of Wa Overlaps SFRA Flood Zon Overlaps EA Flood Zon Overlaps HSE Major Hazar Overlaps HSE Gas Pipelin Overlaps Pot. Contaminatio		
Overlaps LN Overlaps LN Overlaps LN Overlaps Conservation Are Overlaps Listed Buildin Overlaps Strat. Employment buffe Overlaps Public Right of Wa Overlaps SFRA Flood Zon Overlaps EA Flood Zon Overlaps HSE Major Hazar Overlaps HSE Gas Pipelin Overlaps Pot. Contaminatio	Overlaps SSSI	
Overlaps LN Overlaps Conservation Are Overlaps Listed Buildin Overlaps Strat. Employment buffe Overlaps Public Right of Wa Overlaps SFRA Flood Zon Overlaps EA Flood Zon Overlaps HSE Major Hazar Overlaps HSE Gas Pipelin Overlaps Pot. Contaminatio	Overlaps SEGI	
Overlaps Conservation Are Overlaps Listed Buildin Overlaps Strat. Employment buffe Overlaps Public Right of Wa Overlaps SFRA Flood Zon Overlaps EA Flood Zon Overlaps HSE Major Hazar Overlaps HSE Gas Pipelin Overlaps Pot. Contaminatio	Overlaps LNA	
Overlaps Listed Buildin Overlaps Strat. Employment buffe Overlaps Public Right of Wa Overlaps SFRA Flood Zon Overlaps EA Flood Zon Overlaps HSE Major Hazar Overlaps HSE Gas Pipelin Overlaps Pot. Contaminatio	Overlaps LNR	
Overlaps Strat. Employment buffer Overlaps Public Right of War Overlaps SFRA Flood Zon Overlaps EA Flood Zon Overlaps HSE Major Hazar Overlaps HSE Gas Pipelin Overlaps Pot. Contaminatio	Overlaps Conservation Area	✓
Overlaps Public Right of Wa Overlaps SFRA Flood Zon Overlaps EA Flood Zon Overlaps HSE Major Hazar Overlaps HSE Gas Pipelin Overlaps Pot. Contaminatio	Overlaps Listed Building	
Overlaps SFRA Flood Zon Overlaps EA Flood Zon Overlaps HSE Major Hazar Overlaps HSE Gas Pipelin Overlaps Pot. Contaminatio	Overlaps Strat. Employment buffer	
Overlaps EA Flood Zon Overlaps HSE Major Hazar Overlaps HSE Gas Pipelin Overlaps Pot. Contaminatio Overlaps Minerals Safegua	Overlaps Public Right of Way	
Overlaps HSE Major Hazar Overlaps HSE Gas Pipelin Overlaps Pot. Contaminatio Overlaps Minerals Safegua	Overlaps SFRA Flood Zone	$\overline{\Box}$
Overlaps HSE Gas Pipelin Overlaps Pot. Contaminatio Overlaps Minerals Safegua	Overlaps EA Flood Zone	$\bar{\Box}$
Overlaps Pot. Contaminatio	Overlaps HSE Major Hazard	
Overlaps Minerals Safegua	Overlaps HSE Gas Pipeline	$\overline{\Box}$
	Overlaps Pot. Contamination	
		- ⁻ -
Overlaps Minerals Safeguarded 1	Overlaps Minerals Safeguarded 100	m [

HLA34026 3 Park Crescent, Roundhay, Leeds

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary]
ouotamasmity ourminary	
C]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

HLA26038 GRANBY STREET, HEADINGLEY, LEEDS, LS6

Cit. D. L. il.								
Site Details								
Easting	427952	Northing	436041	Site area ha	0	SP7	Main Urban Area Infill	
HMCA	North Leeds	5			Ward	Headingley		
Site Chai	racteristic	cs						
Site type	Brownfield							
On-site land uses - None								
Adjacent land uses - None								
Augustit fullu uses - Norio								
Other land uses - None								
Topograph	ny				Landscape			

Boundaries	Road front	
Description		
2 0001.pt.1011		

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

	Would development lead		
	Do features provide bound		
Coalescence Conclusion			

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

13/02735/COND

HLA26038 GRANBY STREET, HEADINGLEY, LEEDS, LS6 **SHLAA** conclusions Availability: Achievability: Suitability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** Proposal Decision % of site

Consent, agreement or approval required by conditions 2, 3

and 4 of Planning Application 10/00255/FU

Α

100

HLA26038 GRANBY STREET, HEADINGLEY, LEEDS, LS6 10/00255/FU 2 storey building comprising 4 two bedroom and 1 one bedroom flats, with car parking

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Burley Park
Nearest train station distance ((m)	865.52
Nearest bus s	top	13284
Nearest bus stop distance ((m)	111.58

Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Overlaps Minerals Safeg	uarded
Overlaps Minerals Safeguarded	100m

HLA26038 GRANBY STREET, HEADINGLEY, LEEDS, LS6

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
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C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

Topography

HLA34026 2 ST MARTIN'S ROAD, LEEDS, LS7 3LX

Site Details							
Easting	430856	Northing	436376	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	North Leed	S			Ward	Chapel Alle	erton
Site Cha	Site Characteristics						
Site type Brownfield							
On-site land uses - None							
Adjacent land uses - None							
Other land	Other land uses - None						

Boundarie	S	Road front	
Description			

Landscape

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?		
Would development result in an i			
Is the site well connected to the built up area?			
Would development round off the			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces	s to the countryside		
Does the site include local/	national nature conservation areas (SSSIs		
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildi			
Are these buildings used fo			
Encroachment Conclusion			

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

HLA34026 2 ST MARTIN'S ROAD, LEEDS, LS7 3LX **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
10/01045/FU	Detached three storey block of 5 two bedroom flats	Α	100

HLA34026 2 ST MARTIN'S ROAD, LEEDS, LS7 3LX

11/02231/FU

Temporary detached single storey prefabricated private office building to vacant land

100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %		0.00
Nearest train station		Burley Park
Nearest train station distance (m)		3188.99
Nearest bus stop		13868
Nearest bus stop distance (m)		15.48
Agricultural classificat	ion	Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	1 -
Overlaps Pot. Contamination	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

HLA34026 2 ST MARTIN'S ROAD, LEEDS, LS7 3LX

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
oustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted