

Inner Area

CFSM049 Thomas Danby College, Roundahay Road, Leeds

Site Details

Easting	430910	Northing	434940	Site area ha	4.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
On-site land uses	
Education	
Office	
Outdoor sport facility	
Neighbouring land uses	
Wholesale distribution	

Other land uses - None

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

Description	
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Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Good accessibility to all services	4
Access comments	
various options for acceptable access	4
Local network comments	
Congested local network and significant development	3
Mitigation measures	Total score
Significant - to be determined by TA	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
All city centre sites have a cumulative negative impact on the M621			

Inner Area

CFSM049 Thomas Danby College, Roundahay Road, Leeds

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 over1 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

Former Office of the West Yorkshire Archives Service (to the east of this site) 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, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset 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
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Spatial relationships

Inner Area

CFSM049 Thomas Danby College, Roundahay Road, Leeds

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	55.75
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Nearest train station	Leeds City
Nearest train station distance (m)	2131.20
Nearest bus stop	7548
Nearest bus stop distance (m)	106.20

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Call for sites submission for residential, industry, warehousing and offices. Brownfield site within the main urban area. Suitable in principle for residential development or mixed use with residential on upper floors. Capacity is an estimate based on half SHLAA housing capacity to allow for mixed use scheme as no figure supplied by submitter.

Site affects others?

Sustainability summary

Significant negative - pollution. Minor negative - employment and economic growth. Significant positive - flood risk. Minor positive - access to leisure facilities, greenhouse emissions, transport network and accessibility. MISSING OBJECTIVES TO FILL IN

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
94	12	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Mixed use with housing

DPP Allocation Conclusion

Call for sites submission for residential, industry, warehousing and offices. Brownfield site within the main urban area. Suitable in principle for residential development or mixed use with residential.

Inner Area

125 Education Road - former Buslingthorpe Tannery, Sheepscar

Site Details

Easting	430363	Northing	435310	Site area ha	1.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Wholesale distribution

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Other

Other land uses

car repair/garages

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

Description

A large area of brownfield land with some newer sheds (to the South-West of the site) which are largely occupied. Adjacent to still active tannery and other commercial buildings. To northwest is Hilltop Works (ref 210) within similar characteristics.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

125 Education Road - former Buslingthorpe Tannery, Sheepscar

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

4buses per hour, 100% primary, 100% health, 100% secondary

Rank (1-5)

5

Access comments

requires development of adjacent site for access

3

Local network comments

(Assuming 716 capacity is a mistake)Potential cumulative impact with adjacent sites

4

Mitigation measures

requires development of adjacent site for suitable access on Buslingthorpe Lane

Total score

12

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact No material impact

Network Status

No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster.

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

FZ 2 & FZ 3 - bottom half of site (South) See comments in main text of our response.

Inner Area

125 Education Road - former Buslingthorpe Tannery, Sheepscar

LCC	
Ecology support	Supported
Supported	
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
09/05411/FU	Part demolition, change of use, including 5 storey extension and addition of new floor to roof of industrial building, to form 190 flats and erection of multi level development up to 9 storeys in 4 blocks, comprising 9 town houses and 150 flats, with shop, car parking and landscaping	W	100
10/00378/CA	Conservation area application to demolish industrial buildings	W	100
12/00982/CA	Conservation Area application for demolition of mill buildings	W	100

Spatial relationships

UDP Designations

Core Strategy

Inner Area

125 Education Road - former Buslingthorpe Tannery, Sheepscar

N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00				
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	0.00	Aire Valley RA	0.00		
Proposed Local Centre	0.00	West Leeds Gateway	0.00		
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	1.00				

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	2221.92
Nearest bus stop	13360
Nearest bus stop distance (m)	107.84
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Majority is vacant cleared brownfield site suitable in principle for residential development.

Site affects others?

No

Sustainability summary

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

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
124	9	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Majority is vacant cleared brownfield site suitable in principle for residential development.

Inner Area

184 M621 Interchange Site, Holbeck

Site Details

Easting	429976	Northing	432308	Site area ha	1.5	SP7	City Centre Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Office	
Transport tracks and ways	

Other land uses - None

Topography	Flat	Landscape	
Boundaries	Partially well-defined	Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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Inner Area

184 M621 Interchange Site, Holbeck

SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good accessibility

Rank (1-5)

5

Access comments

Access must be from existing Apex View

4

Local network comments

local congestion issues but city centre site

4

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster.

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

Inner Area

184M621 Interchange Site, Holbeck

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	0.41
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Nearest train station	Leeds City
Nearest train station distance (m)	927.45
Nearest bus stop	4404
Nearest bus stop distance (m)	216.80

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Located immediately adjacent to major vehicle infrastructure (the road network) which would create negative amenity issues for a residential use i.e. noise and pollution. History of office and employment permissions on this site.

Site affects others?

No

Sustainability summary

Significant negative - greenfield site and pollution. Significant positive - greenhouse emissions and accessibility. Minor positive - access to education, health, leisure and greenspace, community participation, flood risk and transport network.

Summary of reps

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
47	8	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Located immediately adjacent to major vehicle infrastructure (the road network) which would create negative amenity issues for a residential use i.e. noise and pollution. History of office and employment permissions on this site. Not suitable.

Inner Area

188 St Marks Walk - St Marks Flats, Woodhouse

Site Details

Easting	429390	Northing	435122	Site area ha	1.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

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

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

188 St Marks Walk - St Marks Flats, Woodhouse

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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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

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

App Number	Proposal	Decision	% of site
11/04449/FU	Demolition of existing student accommodation and erection of student accommodation, comprising 2, 3, 4, 5, and 6 storey's, with 526 student bed spaces, warden	A	100

Inner Area

188 St Marks Walk - St Marks Flats, Woodhouse

	accommodation, an energy centre and central reception building.		
13/9/00012/MOD	Demolition of existing student accommodation and erection of student accommodation, comprising 2, 3, 4, 5, and 6 storey's, with 526 student bed spaces, warden accommodation, an energy centre and central reception building NON MATERIAL AMENDMENT to 11/04449/FU: Amending the retaining wall to the rear of block A & B; the hard standing area outside the energy centre to be increased; changing Block EF access road to red brick; several additional windows in the right hand side of elevation; slightly increase the feature brick elevations to blocks A,D,F,H & K; Rooftop plant rooms to blocks EF/GH & JK to be omitted; errors in the window patterns to be corrected; changing the third floor plant room in block H into a study bedroom and relocating the binstore from the ground floor of Block H to a new external brick and block binstore	M01	100
10/00407/FU	Demolition of existing student flats and erect replacement multi storey student accommodation, comprising 2, 3, 4, 5, and 6 storeys, with 526 student bed spaces, warden accommodation, an energy centre and central reception building with landscaping, amenity spaces and car parking areas.	A	100
13/00936/COND	Consent, agreement or approval of conditions 3, 4, 11, 12 and 24 of Planning Application 11/04449/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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	0.01
Nearest train station	Burley Park
Nearest train station distance (m)	1490.57
Nearest bus stop	391
Nearest bus stop distance (m)	120.95
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

197 Bridge Street, Gower Street, Regent Street (land at)

Site Details

Easting	430735	Northing	433906	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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 (early) Suitability: Suitable Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets Public Transport accessibility and standards for local services, schools and healthcare		5
Access comments		5
Access from Gower Street		
Local network comments		2
Will require capacity improvements at Gower St / Regent St junction, some site frontage needed.		
Mitigation measures		Total score
Gower St / regent St junction, pedestrian linkage improvements		
		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
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster..			

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported	

Ecology boundary	

Education comments	

Inner Area

197 Bridge Street, Gower Street, Regent Street (land at)

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
13/03344/ADV	Scaffold mounted illuminated banner sign	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %

0.11

Nearest train station

Leeds City

Nearest train station distance (m)

1264.93

Nearest bus stop

7166

Nearest bus stop distance (m)

121.66

Agricultural classification

Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

198 Kirkstall Road - Yorkshire Chemicals Plc

Site Details

Easting	428558	Northing	433700	Site area ha	5.9	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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 (early) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools	4
Access comments	
Access from Kirkstall Road would require signalised junction also access from Wellington Road	4
Local network comments	
Congestion on A65, Armley Gyratory and West St gyratory	3
Mitigation measures	Total score
Armley Gyratory and West St gyratory	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
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster.			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Not supported
Not supported (RED). No site-specific designations but is located within an important wildlife corridor between the River Aire and the canal (SEGI), together with protected species Otters and bats. Current industrial development acts as a barrier to this	
Ecology boundary	
Supported with mitigation if Red hatched areas excluded and boundary substantially amended as per drawing RM/198. Mitigation will still be required to ensure indirect impacts on adjacent wildlife corridor habitat are addressed.	
Education comments	

Inner Area

198 Kirkstall Road - Yorkshire Chemicals Plc

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

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	63.46	
CC Shopping Quarter	0.00	
UDP City Centre	0.34	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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	21.78	

Other Spatial Relationship	
LCC ownership %	0.35
Nearest train station	Leeds City
Nearest train station distance (m)	1242.67
Nearest bus stop	8114
Nearest bus stop distance (m)	198.57

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Site to be removed from the 'identified' list and instead included as a preferred site as part of the group of four sites making up a larger area to be masterplanned. Capacity is revised accordingly - 273 - recalculated based on CC density and halved to allow for mixed use - KH/LP/SS 19/11/14. Suitable for mixed use office development based on previous permission for 31000sqm of offices and close proximity to city centre boundary.

Inner Area

201 Armley Road, Armley

Site Details

Easting	428663	Northing	433276	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Neighbouring land uses

Transport tracks and ways

Storage

Manufacturing and Wholesale

Other land uses - None

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

Description

Site is on the edge of the City centre to the North of the Armley Gyratory. It appears that the foundations of the previous employment use are present although this is over-grown with trees. Surrounded by other employment uses.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

201 Armley Road, Armley

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

SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Strategy standards close to city centre

5

Access comments

Adequate frontage but high percentage commercial vehicles

3

Local network comments

Possible cumulative impact but ok for 48 units

4

Mitigation measures

none

Total score

12

Highways site support

yes

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.

Inner Area

201 Armley Road, Armley

LCC

Ecology support

Supported

Supported

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

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	<input type="checkbox"/>				
Sch. Ancient Mon.	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	100.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1032.93
Nearest bus stop	11060
Nearest bus stop distance (m)	70.59

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site is within an existing employment area. Not considered a suitable location for residential.

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 and leisure, community participation and transport network.

Summary of reps

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
39	22	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is within an existing employment area. Not considered a suitable location for residential.

Inner Area

206 East Street (78) - adjacent To Rose Wharf

Site Details

Easting	431233	Northing	432792	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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

Description	
-------------	--

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

206 East Street (78) - adjacent To Rose Wharf

SHLAA conclusions

Availability: Short (later) Suitability: LDF to determine Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Public Transport accessibility and standards for local services, schools and healthcare	5
Access comments	
Access to East Street requires minor amendment to existing arrangements	5
Local network comments	
Capacity available	5
Mitigation measures	Total score
May require lay-by on east St for deliveries (previous consent)	15
Highways site support	
Yes - with mitigation	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster.			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the river-side wildlife corridor. Otters and bats use this corridor .	

Ecology boundary

Education comments

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Inner Area

206 East Street (78) - adjacent To Rose Wharf

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
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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	99.67	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	21.49	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1592.11
Nearest bus stop	14356
Nearest bus stop distance (m)	159.92
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley allocation	

DPP Allocation Conclusion	

Inner Area

207 Lowfold, East Street

Site Details

Easting	431359	Northing	432622	Site area ha	2.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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 unrestricted 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 encroachment

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

Inner Area

207 Lowfold, East Street

SHLAA conclusions

Availability: Short (early) Suitability: LDF to determine Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Public Transport accessibility and standards for local services, schools and healthcare	5
Access comments	
Access to East Street requires minor amendment to existing arrangements	5
Local network comments	
Some amendment required to East Street gyratory arrangements adjacent site access	5
Mitigation measures	Total score
Some modest works, footbridge connection to west side of river required to improve pedestrian connectivity	15
Highways site support	
Yes - with mitigation	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster.			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the river-side wildlife corridor. Otters and bats use this corridor - otters recorded on site in the river revetment.	
Ecology boundary	
Education comments	

Inner Area

207Lowfold, East Street

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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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	10.05	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	89.76	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	7.63
Nearest train station	Leeds City
Nearest train station distance (m)	1761.24
Nearest bus stop	8533
Nearest bus stop distance (m)	87.33
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley allocation	

DPP Allocation Conclusion	

Inner Area

208 Mabgate, Macaulay Street, Argyll Road (land between)

Site Details

Easting	431032	Northing	434047	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

Site comprises of low rise industrial buildings and car parking between Macaulay St, Mabgate and Argyll Rd. Located just beyond the north west boundary of Leeds City Centre.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

208 Mabgate, Macaulay Street, Argyll Road (land between)

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)
Meets Public Transport accessibility and standards for local services, scools and healthcare	5
Access comments	
Access from Mabgate and Macauly St ok	5
Local network comments	
Cummulative impact due to size of development.	4
Mitigation measures	Total score
Improvements to Regent St junctions	14
Highways site support	
Yes - with mitigation	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster.			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported	

Inner Area

208 Mabgate, Macaulay Street, Argyll Road (land between)

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
12/04953/EXT	Extension of time period for Outline application 08/01248/OT for approval of layout, scale and access for multi level mixed use development in 8 blocks comprising residential, retail, offices and leisure uses, with car parking and landscaping	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	<input checked="" type="checkbox"/>
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		
Regeneration Areas		
Inner South RA	0.00	<input type="checkbox"/>
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1589.30
Nearest bus stop	7818
Nearest bus stop distance (m)	179.16

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Suitable site close to the boundary with the city centre for mixed residential/office development.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site with mixed uses

DPP Allocation Conclusion

Site close to the boundary of the city centre. Suitable for mixed office/residential development. Previous permission 08/01248/OT extended in 2013.

Inner Area

210 Buslingthorpe Lane, Hill Top Works

Site Details

Easting	430297	Northing	435437	Site area ha	1.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Other

Storage

Neighbouring land uses

Outdoor amenity and open space

Manufacturing and Wholesale

Wholesale distribution

Derelict

Other land uses

Car repair workshop

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

Description

Site is adjacent to site (125) Buslingthorpe Tannery and shares some of the same characteristics. It is derelict and no longer in use. A wall facing onto Buslingthorpe Lane shields the poor view.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

210 Buslingthorpe Lane, Hill Top Works

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 (early)

Suitability: Suitable

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
4buses per hour, 100% primary, 100% health, 100% secondary	5

Access comments	
Access possible from Buslingthorpe Lane	5

Local network comments	
Could be cumulative issues on High Street and J45 if other Boston Spa sites are taken forward. Winnow Lane is not suitable at present and would need to be upgraded with at least one continuous footway and possible road widening.	4

Mitigation measures	Total score
	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
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster.			

Network Rail

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Yorkshire Water

Treatment Works	Knothrop
Knothrop 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.	

Inner Area

210 Buslingthorpe Lane, Hill Top Works

Environment Agency	
Constraints	
FZ 2 & FZ 3 clips the edges of the site. See comments in main text of our response	
LCC	
Ecology support	Supported
Supported - but White-clawed Crayfish record in adjacent beck	
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

Spatial relationships

UDP Designations	Core Strategy
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Inner Area

210 Buslingthorpe Lane, Hill Top Works

N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00				
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	0.00	Aire Valley RA	0.00		
Proposed Local Centre	0.00	West Leeds Gateway	0.00		
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	1.00				

Other Spatial Relationship

LCC ownership %	4.11
Nearest train station	Leeds City
Nearest train station distance (m)	2325.40
Nearest bus stop	4886
Nearest bus stop distance (m)	190.53
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site within urban area. Suitable for housing or employment in principle.

Site affects others?

No

Sustainability summary

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

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
182	9	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site within urban area. Suitable for housing or employment in principle.

Inner Area

211 Meanwood Road - rear of 338/374

Site Details

Easting	429777	Northing	435844	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

Site is in a small industrial area on Meanwood Road. Opposite and adjacent to some residential and bounded to the rear by green open space.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

211 Meanwood Road - rear of 338/374

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

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SHLAA conclusions

Availability: Unavailable

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good Accessibility all round

5

Access comments

Poor access onto Meanwood Road, but site could access onto Clifffdale Road which is acceptable.

5

Local network comments

possible cumulative impacts into town

4

Mitigation measures

Stop vehicular access onto Meanwood Road, access from Clifford Road, possible cumulative fund for congestion

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster.

Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop 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	
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Part FZ 2 & FZ 3 - Main River to North Edge of site. See comments in main text of our response.

Inner Area

211 Meanwood Road - rear of 338/374

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the beck-side wildlife corridor - minimum 10 metres from the beck. Bats, White-clawed Crayfish, Water Voles and Otters to consider.

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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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Nearest train station	Burley Park
Nearest train station distance (m)	1991.11
Nearest bus stop	6473
Nearest bus stop distance (m)	73.11

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Currently in employment use, but suitable for housing in principle.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth, ecology mitigation and flood risk. Significant positive - derelict brownfield site, greenhouse emissions, transport network and accessibility. Minor positive - access to education, health, leisure and greenspace and community participation.

Summary of reps

Metro

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
66	13	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Agreed to retain as employment site as agreed with members.

Inner Area

226 Burley Street (46) LS3 1DH

Site Details

Easting	428929	Northing	433905	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Office

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Site near to City Centre and Little Woodhouse. Adjacent to two large purpose built student housing blocks. Some residential to the North.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

226 Burley Street (46) LS3 1DH

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)

Good Accessibility all round

5

Access comments

Good access onto the adopted highway can be achieved

4

Local network comments

likely cumulative impacts into town

4

Mitigation measures

Reduce parking provision, block access pass adjacent to building and convert to cycle/ped link, create flats

Total score

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

Inner Area

226Burley Street (46) LS3 1DH

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
14/03735/FU	Student residential accommodation building comprising 113 studio flats, including ancillary communal facilities and retail unit, associated landscaping and car parking		100
13/05294/FU	Site boundary treatment	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Leeds City
Nearest train station distance (m)	1045.14
Nearest bus stop	6306
Nearest bus stop distance (m)	48.59

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

Metro

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
23	21	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

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

Inner Area

229 Kirkstall Road - Grahams site, Burley

Site Details

Easting	428991	Northing	433737	Site area ha	0.4	SP7	City Centre Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Shops

Neighbouring land uses

Dwellings

Amusement and show places

Car Parks

Office

Other land uses - None

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

Description

On the edge of the City Centre. The site is now a Car Showroom.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

229 Kirkstall Road - Grahams site, Burley

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 distant but close to city centre

5

Access comments

Current access through shared car park, no adopted frontage

3

Local network comments

Local congestion/cumulative impact?

3

Mitigation measures

Unknown at this stage

Total score

11

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

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster.

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 (ii) as shown on LCC SFRA - recommendation that no 'more vulnerable use' be permitted in FZ3a (ii) See comments in main text of our response.

Inner Area

229 Kirkstall Road - Grahams site, Burley

LCC

Ecology support

Supported

Supported

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
13/03834/FU	Access ramp and disabled parking bay to casino	W	100
12/01491/ADV	1 illuminated sign to casino and restaurant	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		<input type="checkbox"/>

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	888.76
Nearest bus stop	12811
Nearest bus stop distance (m)	160.46

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Currently in employment use. Residential area adjacent. Suitable in principle for residential or mixed use.

Site affects others?

Sustainability summary

Significant negative - pollution. Minor negative - employment and economic growth. Significant positive - brownfield site, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to health and leisure, community participation

Summary of reps

Metro				
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
52	10	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Members agreed with this Officer suggestion that this site is unlikely to come forward for residential as it is now a car showroom.

Inner Area

232 Kirkstall Road - Maxis Restaurant site

Site Details

Easting	428958	Northing	433780	Site area ha	0.3	SP7	City Centre Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Restaurants and Cafes

Neighbouring land uses

Dwellings

Amusement and show places

Office

Other land uses - None

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

Description

Site adjacent to new Car Showrrom. Currntly has use for a restaurant.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

232 Kirkstall Road - Maxis Restaurant site

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

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SHLAA conclusions

Availability: Unknown

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, some local services distant but close to city centre

5

Access comments

Suitable access

5

Local network comments

Local congestion/cumulative impact?

3

Mitigation measures

Unknown at this stage

Total score

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

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster.

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 and part 3a (ii). See comments in main text of our response

Inner Area

232 Kirkstall Road - Maxis Restaurant site

LCC	
Ecology support	Supported
Supported	
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
13/01198/OT	Outline application for demolition of the existing building and construction of mixed use development consisting of office, hotel and use classes A1, A2 & A3 floorspace and basement car parking	A	100
09/02339/OT	Outline application for part 7 part 9 storey mixed use development (A1, A3, B1 use) and associated parking	R	97

Spatial relationships

UDP Designations	Core Strategy
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232 Kirkstall Road - Maxis Restaurant site

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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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)	940.74
Nearest bus stop	5725
Nearest bus stop distance (m)	125.60
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Outline application granted for office, hotel and retail (13/01198/OT). Currently in employment use, but in a mixed use area and suitable in principle for residential development.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Significant positive - derelict brownfield site, greenhouse emissions, flood risk, transport network and accessibility.Minor positive - access to education and leisure, community participation.

Summary of reps

Metro				
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				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
82	10	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Memners agreed with Officer recommendation that this is not likely to be available as has planning permission.

Inner Area

252 Belle Isle Road - Merlyn Rees High School

Site Details

Easting	431378	Northing	429515	Site area ha	2.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Middleton Park	

Site Characteristics

Site type	Mix 50:50
-----------	-----------

On-site land uses
Outdoor sport facility
Education

Neighbouring land uses
Dwellings
Outdoor sport facility

Other land uses - None

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

Description
Site is now largely green area with two games area pitches (MUGA). To the north of the site is a youth hub. Part of the site is in N6.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

252 Belle Isle Road - Merlyn Rees High School

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

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SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% primary, 50% health, 100% secondary

Rank (1-5)

4

Access comments

Access possible from Middleton Road

5

Local network comments

spare local network capacity and suitable network

5

Mitigation measures

Total score

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 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.

Inner Area

252 Belle Isle Road - Merlyn Rees High School

LCC

Ecology support

Supported

Supported

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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
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Nearest train station	Cottingley
Nearest train station distance (m)	4032.27
Nearest bus stop	7469
Nearest bus stop distance (m)	95.97

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site within urban area. Suitable in principle for residential development. Half of the site is designated as a protected playing pitch (N6) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review.

Site affects others?

Sustainability summary

Significant negative - loss of N6 greenspace. Minor negative - part greenfield/brownfield site. Minor positive - access to education, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Metro				
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	Access to Primary Schools	Access to Secondary Schools	Access to
124				
Yes	Yes	12	Yes	

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

The dwelling figure represents a reduction in developable area due to boundary redraw. Site is suitable for housing.

Inner Area

259A Cartmell Drive, Whitebridge Primary School, Halton Moor

Site Details

Easting	434181	Northing	433506	Site area ha	1.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Temple Newsam	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Vacant land

Neighbouring land uses

Education

Outdoor sport facility

Indoor sport facility

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

Site is overgrown Brownfield land adjacent to residential to the north and some green amenity space across the adjacent road.

SHLAA conclusions

Availability: Short (early) 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

Inner Area

259A Cartmell Drive, Whitebridge Primary School, Halton Moor

Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

App Number	Proposal	Decision	% of site
13/02572/FU	Erection of 44 dwellings and associated works	A	100
14/05552/COND	Consent, agreement or approval required by conditions 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 16, 17, 19 and 21 of Planning Application 13/02572/FU		100

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	0.00	Main Urban Area	100.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>		
Sch. Ancient Mon.	0.00		

Other Spatial Relationship

LCC ownership %	99.92
Nearest train station	Cross Gates
Nearest train station distance (m)	2303.75
Nearest bus stop	6381
Nearest bus stop distance (m)	164.30
Agricultural classification	Urban

Inner Area

259A Cartmell Drive, Whitebridge Primary School, Halton Moor

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
split site - see 13/02572

Inner Area

259B Cartmell Drive, Whitebridge Primary School, Halton Moor

Site Details

Easting	434132	Northing	433380	Site area ha	1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Temple Newsam	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Vacant land

Vacant building

Neighbouring land uses

Outdoor amenity and open space

Outdoor sport facility

Indoor sport facility

Education

Dwellings

Other land uses - None

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

Description

Site is a combination of some overgrown brownfield land (which appears to be used as an informal car park and a disused leisure centre.

SHLAA conclusions

Availability: Short (early) 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

Inner Area

259B Cartmell Drive, Whitebridge Primary School, Halton Moor

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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		
LCC ownership %	100.00	
Nearest train station	Cross Gates	
Nearest train station distance (m)	2401.94	
Nearest bus stop	8660	
Nearest bus stop distance (m)	109.08	
Agricultural classification	Urban	

Inner Area

259B Cartmell Drive, Whitebridge Primary School, Halton Moor

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
split site - part B is required for school so not allocated

Inner Area

262 **Beckhill Approach, Miles Hill Primary School, Meanwood**

Site Details

Easting	429255	Northing	437036	Site area ha	2.6	SP7	Main Urban Area Infill
HMCA	Inner Area, North Leeds				Ward	Chapel Allerton	

Site Characteristics

Site type	Mix 50:50
On-site land uses	
Other	
Neighbouring land uses	
Dwellings	
Outdoor amenity and open space	
Other land uses	
Demolished school and playing fields	

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

Description	
Site is in the middle of of a residential area. Part of the site is N6 and the area seems to function as amenity space. The site also has a MUGA area within it.	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

262 Beckhill Approach, Miles Hill Primary School, Meanwood

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: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% primary, 100% health, 100% secondary

Rank (1-5)

5

Access comments

site frontage with Beckhill Approach should provide visibility

5

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Total score

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 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.

Inner Area

262 Beckhill Approach, Miles Hill Primary School, Meanwood

LCC

Ecology support

Supported

Supported

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

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	7.03		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	56.94				
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	<input type="checkbox"/>				
Sch. Ancient Mon.	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 %	99.83
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Nearest train station	Burley Park
Nearest train station distance (m)	2300.15
Nearest bus stop	12755
Nearest bus stop distance (m)	120.22

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Vacant land. Sport England have agreed the principle of remodelling playing pitch land, planning brief being produced, so residential development considered acceptable in principle.

Site affects others?

Sustainability summary

Significant negative - loss of N6 greenspace. Minor negative - part greenfield/brownfield. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to education, health and leisure facilities, community participation, flood risk and energy and natural resources.

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
124	8	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Vacant land. Sport England have agreed the principle of remodelling playing pitch land, planning brief being produced, so residential development considered acceptable in principle.

Inner Area

263 Beckhill Grove - former Hill Top Public House, Meanwood

Site Details

Easting	429487	Northing	436686	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

Site Characteristics

Site type	Mix 50:50
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Outdoor amenity and open space	

Other land uses - None

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

Description

An area of land to the east of a park area to the North of Potternewton Lane. Apart from the park area the site is almost entirely surrounded by residential. The state of the land appears to have no amenity value.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

263 Beckhill Grove - former Hill Top Public House, Meanwood

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

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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

Adequate frontage

5

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Total score

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 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.

Inner Area

263 Beckhill Grove - former Hill Top Public House, Meanwood

LCC

Ecology support

Supported

Supported

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

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	44.22	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy	
Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<input checked="" type="checkbox"/>

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
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Nearest train station	Burley Park
Nearest train station distance (m)	2189.36
Nearest bus stop	5463
Nearest bus stop distance (m)	122.57

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Majority brownfield, vacant site, redevelopment will aid the regeneration of Beckhill Estate. Suitable for residential.

Site affects others?

Sustainability summary

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

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
72	6	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Majority brownfield, vacant site, redevelopment will aid the regeneration of Beckhill Estate. Suitable for residential.

Inner Area

264 **Roundhay Road (79)/Barrack Road Area Offices etc.**

Site Details

Easting	431188	Northing	435059	Site area ha	1.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

Site Characteristics

Site type	Brownfield
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On-site land uses

Office

Vacant building

Car Parks

Neighbouring land uses

Medical and Health care services

Outdoor amenity and open space

Wholesale distribution

Other land uses - None

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

Description

Site is on the South western edge of Harehills. It is a mixture of overgrown Brownfield land and derelict buildings. However, a few of the buildings (Council Owned) are occupied.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

264 Roundhay Road (79)/Barrack Road Area Offices etc.

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

4buses per hour, 100% primary, 100% health, 100% secondary

Rank (1-5)

5

Access comments

access achievable

5

Local network comments

Local congestion issues

3

Mitigation measures

none identified

Total score

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

FZ 2 & FZ 3 small part to south of the site. See comments in main text of our response.

Inner Area

264 Roundhay Road (79)/Barrack Road Area Offices etc.

LCC

Ecology support

Supported

Supported

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	99.97
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Nearest train station	Leeds City
Nearest train station distance (m)	2392.98
Nearest bus stop	13594
Nearest bus stop distance (m)	76.26

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Planning statement in progress. Whole site soon to be vacant. Mixed use potential.

Site affects others?

Sustainability summary

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

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
75	12	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site required for school provision. Not available for residential.

Inner Area

278 Compton Road - Compton Arms, Burmantofts LS9 7B

Site Details

Easting	432299	Northing	434799	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Gipton and Harehills	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Vacant land

Neighbouring land uses

Shops

Manufacturing and Wholesale

General

Other land uses - None

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

Description

A large brownfield site in middle of Harehills. The site was a pub. Site has been subject to considerable regeneration involvement. Also some attempts to regenerate the land have revolved around the concepts of viability.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

278 Compton Road - Compton Arms, Burmantofts LS9 7B

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: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% primary, 100% health, 100% secondary

Rank (1-5)

5

Access comments

access achievable

5

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

none identified

Total score

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.

Inner Area

278 Compton Road - Compton Arms, Burmantofts LS9 7B

LCC

Ecology support

Supported

Supported

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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

LCC ownership %	0.01
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	3062.69
Nearest bus stop	2954
Nearest bus stop distance (m)	77.43

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Cleared former pub site, although some trees have grown to the rear. Within mixed use area and frontage of site is within the town centre. Suitable for retail, offices, community uses and residential in principle. Application from 2008 for retail and flats still pending due to issues of overdevelopment and viability.

Site affects others?

Sustainability summary

Significant negative - pollution. Significant positive - access to greenspace, brownfield, greenhouse emissions and accessibility. Minor positive - access to education, health and leisure facilities, community participation, flood risk 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.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
56	20	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing with mixed uses (no employment)

DPP Allocation Conclusion

Cleared former pub site, although some trees have grown to the rear. Within mixed use area and frontage of site is within the town centre. Suitable for retail, offices, community uses and residential in principle.

Inner Area

279 Church Road - St Marys Church and Presbytery, Richmond Hill

Site Details

Easting	431318	Northing	433177	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

279 Church Road - St Marys Church and Presbytery, Richmond Hill

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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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
11/01019/EXT	Extension of time application 07/05804/LI for Listed building application to demolish presbytery, part demolish, restore and add 7 storey extension to church to form 62 flats and	A	100

279 Church Road - St Marys Church and Presbytery, Richmond Hill

	erect 5 storey block of 109 flats, with car parking and landscaping		
11/01021/EXT	Extension of time application 07/05805/FU for change of use, part demolition, restoration and 7 floor extension to church to form 62 flats and erection of 5 storey block of 109 flats, with car parking and landscaping	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

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

Nearest train station	Leeds City
Nearest train station distance (m)	1626.21
Nearest bus stop	9561
Nearest bus stop distance (m)	181.83

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley allocation	

DPP Allocation Conclusion	

Inner Area

285 Macaulay Street - former Garage Site, Burmantofts

Site Details

Easting	431136	Northing	434085	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Vehicle Storage

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Office

Other land uses - None

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

Description

Site is partially occupied but under-developed. Some residential to the East and South east of the site. Also adjacent to a light industrial area to the west.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

285 Macaulay Street - former Garage Site, Burmantofts

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

4buses per hour, 100% primary, 100% health, 100% secondary

Rank (1-5)

5

Access comments

access achievable

5

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

none identified

Total score

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 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.

Inner Area

285 Macaulay Street - former Garage Site, Burmantofts

LCC

Ecology support

Supported

Supported

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

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.04	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

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

Nearest train station	Leeds City
Nearest train station distance (m)	1697.59
Nearest bus stop	2524
Nearest bus stop distance (m)	97.95

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site suitable for residential development in principle.

Site affects others?

Sustainability summary

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

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
96	6	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Bownfield site in urban area suitable for development.

Inner Area

301 **Upper Accommodation Road, LS9**

Site Details

Easting	431458	Northing	433301	Site area ha	0.4	SP7	City Centre Infill
HMCA	City Centre, Inner Area				Ward	Burmantofts and Richmond Hill	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

301 Upper Accommodation Road, LS9

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)
Meets Public Transport accessibility and standards for local services, schools and healthcare	5
Access comments	
Access from Upper Accommodation Road ok	5
Local network comments	
Capacity available	5
Mitigation measures	Total score
possible crossing	15
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	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported	

Ecology boundary

Education comments

--

Inner Area

301 Upper Accommodation Road, LS9

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1768.78
Nearest bus stop	9561
Nearest bus stop distance (m)	33.31
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Aire Valley allocation

DPP Allocation Conclusion

Inner Area

331 **South Accommodation Road and Atkinson Street**

Site Details

Easting	431344	Northing	432292	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

--

Inner Area

331 South Accommodation Road and Atkinson Street

SHLAA conclusions

Availability: Short (later) 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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	2.69
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Nearest train station	Leeds City
Nearest train station distance (m)	1881.30
Nearest bus stop	9167
Nearest bus stop distance (m)	88.43

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Aire Valley Not proposed as housing allocation

DPP Allocation Conclusion

Inner Area

340 Church Street (former motor dealers premises), Hunslet

Site Details

Easting	430942	Northing	431311	Site area ha	1.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

--

Inner Area

340 Church Street (former motor dealers premises), Hunslet

SHLAA conclusions

Availability: Short (later) 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	
Existing access onto Balm Road suitable for level of development	5
Local network comments	
Small sclae development unlikely to have major impacts	5
Mitigation measures	Total score
	15
Highways site support	
Yes	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster.			

Network Rail

General asset protection issues

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
Supported	

Ecology boundary

--

Education comments

--

Inner Area

340 Church Street (former motor dealers premises), Hunslet

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship		
LCC ownership %	0.00	
Nearest train station	Leeds City	
Nearest train station distance (m)	2258.08	
Nearest bus stop	5536	
Nearest bus stop distance (m)	55.04	
Agricultural classification	Urban	

Inner Area

340 Church Street (former motor dealers premises), Hunslet

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley Not proposed as housing allocation	

DPP Allocation Conclusion	

Inner Area

342 **Low Road - Hemingway House, Hunslet LS10 2PR**

Site Details

Easting	431413	Northing	431556	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

--

Inner Area

342 Low Road - Hemingway House, Hunslet LS10 2PR

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: LDF to determine

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

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

App Number	Proposal	Decision	% of site
09/04961/COND	Consent, agreement or approval required by conditions 4, 10, 22, 23 and 24 of Planning Application 08/06530/FU	SPL	100

Inner Area

342 Low Road - Hemingway House, Hunslet LS10 2PR

09/9/00225/MOD	Demolish existing care home and erect care homeNON MATERIAL AMENDMENT: PLANT ROOM MOVED TO THE GROUND FLOOR. REAR SINGLE STOREY EXTENSION HAS BEEN REDUCED IN FOOTPRINT, FLATS HAVE BEEN HANDED TO ENSURE LIVING ROOMS AND BEDROOMS ARE BACK TO BACK.	M01	100
10/04017/COND	Consent, agreement or approval required by conditions 3 and 19 of Planning Application 08/06530/FU	A	100
10/9/00037/MOD	Demolish existing care home and erect care homeNON MATERIAL AMENDMENT: Brick built external meter housing to be replaced with GRP enclosures.	M01	100
10/00018/COND	06/00857/ Consent, agreement or approval required by conditions 2, 5, 10, 11 and 17 of Planning Application 08/06530/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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	100.00
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Nearest train station	Leeds City
Nearest train station distance (m)	2373.95
Nearest bus stop	8196
Nearest bus stop distance (m)	69.26

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Inner Area

342 Low Road - Hemingway House, Hunslet LS10 2PR

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Aire Valley Not proposed as housing allocation

DPP Allocation Conclusion

Inner Area

370 Cambridge Road - Blenheim Middle School (land south of)

Site Details

Easting	429966	Northing	435232	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Medical and Health care services

Other land uses - None

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

Description

Site is an area of N1 greenspace. To the north is a school with residential to the south on the other side of the adjacent road.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

370 Cambridge Road - Blenheim Middle School (land south of)

SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: LDF to determine

Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good Accessibility all round

Rank (1-5)

5

Access comments

Good frontage to Cambridge Road

5

Local network comments

possible cumulative impacts into town

4

Mitigation measures

Parking restrictions on access, possible cumulative congestion fund

Total score

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	Knothrop
Knothrop 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	

Inner Area

370 Cambridge Road - Blenheim Middle School (land south of)

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
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	80.17	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	0.10
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370 Cambridge Road - Blenheim Middle School (land south of)

Nearest train station	Leeds City
Nearest train station distance (m)	2058.70
Nearest bus stop	14272
Nearest bus stop distance (m)	120.22

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The majority of the site is designated greenspace (N1) in the existing UDP, and links in with a wider greenspace area. Part of the site has a car park for adjacent industry. Mature trees and footpaths across site. Loss of greenspace would need to be considered through the greenspace review.

Site affects others?

Sustainability summary

Significant negative - loss of N1 greenspace and greenfield site. Minor negative- landscape. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to education, health and leisure facilities, community participation and flood risk.

Summary of reps

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
72	13	Yes		
Yes	Yes			
Anti				
Important green space in a densely built-up area.				
All greenspace in inner-city areas of Leeds needs the fullest protection possible, for the future health of the residents of Leeds.Sports sites are especially important given the health problems, including child obesity, in inner-city Leeds.				

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The majority of the site is designated greenspace (N1) in the existing UDP, and links in with a wider greenspace area. Part of the site has a car park for adjacent industry. Mature trees and footpaths across site. Not suitable.

Inner Area

379 Runswick Place LS11

Site Details

Easting	429086	Northing	432008	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Outdoor amenity and open space	

Other land uses - None

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

Description	
-------------	--

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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Inner Area

379 Runswick Place LS11

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% primary, 100% health, 0% secondary

Rank (1-5)

4

Access comments

access achievable

5

Local network comments

spare local network capacity and suitable network

0

Mitigation measures

Total score

9

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop 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
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Supported

Inner Area

379 Runswick Place LS11

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Northern Gas Networks owns and operates a high pressure pipeline which runs along the south side of Brown Lane East. As this pipeline is in public highway there will be no easement. The Institution of Gas Engineers and Managers document TD1 Edition 5 recommends a minimum building proximity distance to normally occupied properties of 14m. However, at this particular location the pipeline is laid in heavy wall pipe which reduced this distance down to 7m.

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
13/9/00172/MOD	24 houses and one block of 18 flats NON MATERIAL AMENDMENT to 13/00760/FU: Introduction of 600mm step between finished levels to plots 17/18 and a 900mm step to block of flats	M01	100
14/9/00045/MOD	24 houses and one block of 18 flats NON MATERIAL AMENDMENT to 13/00760/FU: Use of Juliet balconies to 4 flats in lieu of walk on balconiesAddition of roof window to House Type E.	M01	100
09/05132/DEM	Determination application for demolition of back to back houses	ANR	100
13/00760/FU	24 houses and one block of 18 flats	A	100
14/00959/COND	Consent, agreement or approval required by conditions 6, 7, 8, 14, 15, 17 and 20 of Planning Application 13/00760/FU	SPL	100
13/04452/COND	Consent, agreement or approval required by conditions 3, 4, 5, 10, 11, 12, 13, 16, 17 and 28 of Planning Application 13/00760/FU		100

Spatial relationships

UDP Designations

Core Strategy

Inner Area

379 Runswick Place LS11

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	100.00	% 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 %	71.97
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Nearest train station	Leeds City
Nearest train station distance (m)	1329.50
Nearest bus stop	2906
Nearest bus stop distance (m)	62.98

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brown field site in urban area. Suitable for housing in principle. Planning application for 23 houses and one block of 18 flats (13/00760/FU) submitted by Unity housing, decision pending.

Site affects others?

Sustainability summary

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

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
57	6	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Brown field site in urban area. Suitable for housing in principle.

Inner Area

381 Beverleys LS11 6DS

Site Details

Easting	429862	Northing	431237	Site area ha	1.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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 unrestricted 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 encroachment

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

Inner Area

381 Beverleys LS11 6DS

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
11/9/00054/MOD	Housing development of 55 dwellings comprising 26 three bedroom 19 four bedroom and 10 two bedroom houses with public open space: NON MATERIAL AMENDMENT	M01	84

Inner Area

381 Beverleys LS11 6DS

Revision to parking spaces and access			
09/02911/LA	Demolition of dwellings		78
10/00930/FU	Housing development of 55 dwellings comprising 26 three bedroom 19 four bedroom and 10 two bedroom houses with public open space	A	84
11/9/00144/MOD	Housing development of 55 dwellings comprising 26 three bedroom 19 four bedroom and 10 two bedroom houses with public open space NON MATERIAL AMENDMENT TO 10/00930/FU 600mm margin to Beverley Mews, gates repositioned to Beverley Square	M01	84
12/9/00030/MOD	Housing development of 55 dwellings comprising 26 three bedroom 19 four bedroom and 10 two bedroom houses with public open space NON MATERIAL AMENDMENT to 10/00930/FU: Change of specification for slate-effect roofing tile; change of specification of rainwater goods	M01	84
12/9/00144/MOD	Housing development of 55 dwellings comprising 26 three bedroom 19 four bedroom and 10 two bedroom houses with public open space NON MATERIAL AMENDMENT to 10/00930/FU: Omission of all trees to streets; change to entrance canopy design	M01	84
11/01145/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 8, 11, 12, 13, 14, 15, 16, 18, 19, 20 and 22 of Planning Application 10/00930/FU	SPL	84
11/03174/COND	Consent, agreement or approval required by conditions 3, 4, 8, 9, 10, 15 and 16 of Planning Application 10/00930/FU	A	84

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.84	% 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 %	85.64
Nearest train station	Leeds City
Nearest train station distance (m)	1961.05
Nearest bus stop	3334
Nearest bus stop distance (m)	233.35
Agricultural classification	Urban

Inner Area

381 Beverleys LS11 6DS

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

383 Beckhill Garth/Approach

Site Details

Easting	429149	Northing	436892	Site area ha	2.7	SP7	Main Urban Area Infill
HMCA	Inner Area, North Leeds				Ward	Chapel Allerton	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

383 Beckhill Garth/Approach

SHLAA conclusions

Availability: Short (early)

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
10/02224/LA	Outline application for residential development comprising of 34 C3 (Residential Units) and 45 C2 (Residential institutions)	A	99

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	38.21	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	99.97
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Nearest train station	Burley Park
Nearest train station distance (m)	2121.08
Nearest bus stop	5608
Nearest bus stop distance (m)	114.08

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

398 **East Street/Ellerby Road LS9**

Site Details

Easting	431180	Northing	432975	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	City Centre, Inner Area				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Greenfield
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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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area**398 East Street/Ellerby Road LS9****SHLAA conclusions****Availability:** Short (early)**Suitability:** Suitable**Achievability:** Short (=<5yrs)**Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
10/01061/EXT	Extension of Time Period for Planning application 20/21/04/FU for multi level development of mixed use comprising 185 flats commercial units and car parking	W	91

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	27.68	
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	19.81	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	78.41	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	11.68
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Nearest train station	Leeds City
Nearest train station distance (m)	1503.71
Nearest bus stop	12556
Nearest bus stop distance (m)	36.50

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley allocation	

DPP Allocation Conclusion	

Inner Area

433 Globe Road - Doncasters/Lattitude LS11

Site Details

Easting	429152	Northing	433001	Site area ha	1.9	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Car Parks

Neighbouring land uses

Office

Dwellings

Other land uses - None

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

Description

Currently brownfield cleared land. Largely office, light industrial and cleared land in area. Side bordered to south by raised rail line.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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Inner Area

433 Globe Road - Doncasters/Lattitude LS11

SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
10/01420/FU	Retention of cleared site as car park (400 long stay parking spaces)	R	68

Inner Area

433 Globe Road - Doncasters/Lattitude LS11

10/01670/EXT	Extension of time for Planning Application 20/499/04/FU (multi level development up to 31 storeys with 833 flats commercial units car parking and landscaping)	A	100
09/04593/FU	Retention of cleared site as car park	W	100
12/03459/FU	Multi level development up to 17 storeys with 609 residential apartments, commercial units (Class A1 to A5, B1, D1 and D2), car parking, associated access, engineering works, landscape and public amenity space	A	100

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	100.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	572.42
Nearest bus stop	4261
Nearest bus stop distance (m)	77.78
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Permission extended in 2010 for 833 dwellings. SHLAA expects delivery 2017/18. Temporary car parking permitted to expire Feb 2017.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site with mixed uses

DPP Allocation Conclusion

Large site adjacent to the canal next to Whitehall Road. Site has had permissions in past for mixed use including office and residential. Given area the site is suitable for a housing and employment mix. The small area of employment is based on the approved planning application.

Inner Area

435 Ellerby Lane LS9

Site Details

Easting	431324	Northing	432884	Site area ha	1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

435 Ellerby Lane LS9

SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.45
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Nearest train station	Leeds City
Nearest train station distance (m)	1660.62
Nearest bus stop	11026
Nearest bus stop distance (m)	132.91

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley identified	

DPP Allocation Conclusion	

Inner Area

437 South Accommodation Road LS9

Site Details

Easting	431428	Northing	432473	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

437 South Accommodation Road LS9

SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact	No material impact	Network Status	No objection
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster.			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the riverside wildlife corridor. Otters, bats and Water Vole to consider	

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
13/02172/FU	Use of vacant site for temporary open storage (Use Class B8)	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	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	51.72
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Nearest train station	Leeds City
Nearest train station distance (m)	1878.45
Nearest bus stop	10730
Nearest bus stop distance (m)	77.29

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley allocation	

DPP Allocation Conclusion	

Inner Area

444 The Parade & The Drive LS9

Site Details

Easting	431220	Northing	433265	Site area ha	2.2	SP7	Main Urban Area Infill
HMCA	City Centre, Inner Area				Ward	Burmantofts and Richmond Hill	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

444 The Parade & The Drive LS9

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
11/00085/COND	Consent, agreement or approval required by conditions 8, 16 and 26 of Planning Application 10/02796/FU	A	100

Inner Area

444 The Parade & The Drive LS9

10/02796/FU	Variation of conditions 2, 3, 4, 5 and 8, deletion of condition 10 of previous approval 09/01860/FU to reflect the proposed phasing of the development for the refurbishment to provide 410 flats	A	100
10/00766/COND	Consent, agreement or approval required by condition 2 of Planning Application 09/01860/FU	R	100
11/05267/COND	Consent, agreement or approval required by condition 13 of Planning Application 10/02796/FU	A	100
10/9/00046/MOD	Amendment to approved change of use extension and recladding of apartments to form an additional 37 flats total now 410 (previously 373) and reduced office spaceNON MATERIAL AMENDMENT: Omission of 41no. balconies from 'parade' building.	M01	100
09/01860/FU	Variation of conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 14,15, 16, 17, 18, 19, 23, 24, 25, 26 of planning permission 06/07705/FU to reflect the proposed phasing of the development and the receipt of additional information relating to conditions attached to that permission in respect of the refurbishment to provide 410 flats	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.47
Nearest train station	Leeds City
Nearest train station distance (m)	1529.34
Nearest bus stop	7180
Nearest bus stop distance (m)	129.05
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley identified	

DPP Allocation Conclusion	

Site Details

Easting	428982	Northing	433112	Site area ha	3.5	SP7	Main Urban Area Infill
HMCA	City Centre, Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Adjacent land uses - None

Other land uses - None

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

Description

Large site on the north side of Whitehall Road to the west of the Leeds-Liverpool canal. Bisected by disused railway viaduct. Cleared with one office building completed prior to the base date of the Plan April 2012.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

447 Whitehall Road - Doncasters LS12

SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact	Minimal material impact	Network Status	No objection subject to satisfactory mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster.			

Network Rail

General asset protection issues

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the canal-side wildlife corridor. Retain a minimum 20 metre corridor from the canal. Otters and bats to consider	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
12/01935/OT	Variation of conditions 5,6,7,8,9,11,12,20,25,26,33,34,37,38,43,48 of previous		99

Inner Area

447 Whitehall Road - Doncasters LS12

	approval 06/02880/OT to allow date of implementation rather than commencement		
10/02587/COND	Consent, agreement or approval required by condition 7 of Planning Application 06/02880/OT	A	99
12/9/00138/MOD	Outline application to layout access and erect multi level mixed use development for residential and office uses up to 33 storeys high, with ancillary class A1, A2, A3, A4, A5, D1 and D2 uses and associated car parking and landscaped areas. NON MATERIAL AMENDMENT to 06/02880/OT: Amend date of required discharge of Conditions 5, 7, 9, 11, 12, 20, 25, 26, 33, 34, 37, 38, 43 and 48	M01	99
10/9/00209/MOD	Outline application to layout access and erect multi level mixed use development for residential and office uses up to 33 storeys high, with ancillary class A1, A2, A3, A4, A5, D1 and D2 uses and associated car parking and landscaped areas. NON MATERIAL AMENDMENT: Addition of specific new condition to planning approval listing or cross referencing the full list of approved plans and supporting details.	M01	99
13/05240/COND	Consent, agreement or approval required by conditions 3, 8, 13, 14, 15, 16, 17, 18, 19, 26, 27, 30, 47, 49 and 50 of Planning Application 06/02880/OT	A	99
12/03430/COND	Consent, agreement or approval required by conditions 8, 13, 14, 27, 30, 49 and 50 of Planning Application 06/02880/OT	A	99
10/04864/OT	Variation of condition CPLAN - Plans List of non material amendment 10/9/00209/MOD (previous approval 06/02880/OT) relating to re-alignment of Building 02	W	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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Leeds City
Nearest train station distance (m)	714.27
Nearest bus stop	10229
Nearest bus stop distance (m)	140.58

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Full permission (06/05718/FU) was given for an office block of 17,220sqm which was completed. Outline permission (06/02880/OT) was given in 2007 for 69,500sqm of office space in 5 blocks and for 726 dwellings in 4 blocks and for 1577sqm of A1 and other supporting uses. Reserved matters approval was given for 2 residential blocks (07/04583/RM) comprising 103 and 166 flats) in 2008; a further reserved matters approval (11/03759/RM) was given in December 2012 for a residential block of 194 flats. The applicants claimed to have started commencement works prior to September 2012.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site with mixed uses

DPP Allocation Conclusion

Site has planning permission for a mix of office and residential development.

Inner Area

465 Waterloo Sidings LS9

Site Details

Easting	433445	Northing	433205	Site area ha	7.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Temple Newsam	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

465 Waterloo Sidings LS9

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)
meets accessibility standards	5
Access comments	
Access from Halton Moor Avenue ok, secondary access onto Wykebeck Ave	5
Local network comments	
Congestion on A64/ A63	4
Mitigation measures	Total score
	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

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Not supported
Not supported (Red) - This site is designated as Waterloo Siding LNA an important site for lowland dry acid grassland and open mosaic habitat on previously developed land both UK BAP Priority Habitats. This site is expected to be rich in successional vegetation and invertebrates and should not be developed. The site is also a significant feature along the rail network which forms an important part of the wildlife habitat network in central Leeds.	
Ecology boundary	

Inner Area

465 Waterloo Sidings LS9

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
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	2.27
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Nearest train station	Cross Gates
Nearest train station distance (m)	3098.37
Nearest bus stop	12501
Nearest bus stop distance (m)	174.07

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

467 Goodman Street - Hunslet Mill LS10

Site Details

Easting	431391	Northing	432190	Site area ha	2.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

467 Goodman Street - Hunslet Mill LS10

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)
meets accessibility standards	5
Access comments	
Access on to Goodman St or Atkinson St	5
Local network comments	
Ok for scale of development	4
Mitigation measures	Total score
	14
Highways site support	
Yes	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
Assessment of cumulative impact with other sites needed			

Network Rail

Yorkshire Water

Treatment Works	
Owing to the size of this site we would expect a surface water management plan (utilising SuDS as the preferred option) to be drawn up for the whole area. Appropriate stand off distance(s)/diversion(s) will be required for all infrastructure	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.on historic landfill	

LCC

Ecology support	Supported with mitigation
Supported with mitigation (Amber) - This site lies adjacent to the River Aire a UK BAP priority habitat. Leave a buffer zone of 10m from the top of the river bank and establish with locally native trees and shrubs. Avoid light spillage onto the river. Important corridor for otter, birds, bats and fish. Avoid light spillage onto River Aire.	
Ecology boundary	

Inner Area

467 Goodman Street - Hunslet Mill LS10

Education comments

Flood Risk

Site located in SFRA Flood Zone 3A(i). High Probability of Flooding. Exception Test will need to be passed for housing to be sited in this location.

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
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	2.05
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Nearest train station	Leeds City
Nearest train station distance (m)	1971.83
Nearest bus stop	9167
Nearest bus stop distance (m)	90.41

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley identified	

DPP Allocation Conclusion	

Inner Area

468 Yarn Street LS10

Site Details							
Easting	431467	Northing	431955	Site area ha	4.7	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

468 Yarn Street LS10

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
09/04861/COND	Consent, agreement or approval required by conditions 4, 8 and 20 of Planning Application 06/02554/OT	W	100

Inner Area

468 Yarn Street LS10

10/01027/COND	Consent, agreement or approval required by conditions 17, 21, 22, 23 and 35 of Planning Application 06/02554/OT	A	100
11/03695/COND	Consent, agreement or approval required by conditions 4, 8, 20 and 22 of Planning Application 06/02554/OT	A	100
13/00251/FU	Amendment of previous approval to remove commercial units and replace with six flats, removal of pavilion building and alterations to car parking and landscaping	A	99
10/01026/COND	Consent, agreement or approval required by condition 1 of Planning Application 08/03227/RM	A	99
10/9/00089/MOD	Laying out of access road and erection of 165 houses, 116 flats, 4 shop or cafe units and riverside pavilion, with landscaping, including creation of riverside walk and open space with boat mooringsNON MATERIAL AMENDMENT: Minor replan of parking court and surrounding houses (plots 84-119) to allow creation of energy centre to power district heating system. Introduction of electricity sub station adj to energy centre. Introduction of ext bin stores to certain plots to comply with code for sustainable homes. Amendments to some garden layouts for same reason.	M01	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	2.04	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	2163.18
Nearest bus stop	3019
Nearest bus stop distance (m)	305.02
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Aire Valley identified

DPP Allocation Conclusion

Inner Area

473 West Grange Road (Ph 2) LS10

Site Details

Easting	430836	Northing	429896	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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 (=<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 accessibility standards	5
Access comments	
Access from West Grange Road, preserve existing pedestrian links to play area and open space	5
Local network comments	
Ok for scale of development	5
Mitigation measures	Total score
	15
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

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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

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Education comments

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Inner Area

473 West Grange Road (Ph 2) LS10

Flood Risk	
Flood Zone 1	

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
English Heritage	

Natural England	
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	98.97
Nearest train station	Cottingley
Nearest train station distance (m)	3455.72
Nearest bus stop	2952
Nearest bus stop distance (m)	204.71
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

474 **Middleton Road - Urn Farm LS10**

Site Details

Easting	431600	Northing	429825	Site area ha	3.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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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 accessibility standards	5
Access comments	
Access from Middleton Road or Ring Road Middleton	5
Local network comments	
Ok for scale of development	5
Mitigation measures	Total score
	15
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

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Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 over 1ha. See comments in our previous I&O consultation.

LCC

Ecology support	Supported
Supported	

Ecology boundary

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Education comments

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Inner Area

474 Middleton Road - Urn Farm LS10

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
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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	0.43	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	86.87
Nearest train station	Leeds City
Nearest train station distance (m)	3869.67
Nearest bus stop	7021
Nearest bus stop distance (m)	122.16
Agricultural classification	Grade 3

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

476 Beeston Road - Shaftesbury House LS11

Site Details

Easting	429640	Northing	431756	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

476 Beeston Road - Shaftesbury House LS11

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
12/03307/FU	Subdivision of 3 vacant C3/B1 (flats/live work units) to create 10 one bedroom apartments.		100

Inner Area

476 Beeston Road - Shaftesbury House LS11

09/02553/FU	Two 13.6m high wind turbines and forty-three solar collector units to roof of live/work units block	A	100
09/9/00151/MOD	Change of use of hostel to 172 flats/live work units gym and A3 unit with two storey roof extensionNON MATERIAL AMENDMENT: Cut back eaves overhang flush and omit 'Faux Channel' to top two floors. Amended render colour locations and entrance canopy.	M01	100
10/04269/COND	Consent, agreement or approval required by conditions 2 and 8 of Planning Application 21/119/05/FU	A	100
12/04541/FU	Subdivision of two live/work units to form four one bed studio flats.	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	100.00	% 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
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Nearest train station	Leeds City
Nearest train station distance (m)	1436.44
Nearest bus stop	13705
Nearest bus stop distance (m)	42.22

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Inner Area

476 Beeston Road - Shaftesbury House LS11

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

Inner Area

500 Sharp Lane F

Site Details

Easting	431342	Northing	427880	Site area ha	6.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

Inner Area

500 Sharp Lane F

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
12/9/00214/MOD	Laying out of access roads and erection of 1284 dwellings NON MATERIAL AMENDMENT to 22/113/05/RM: Separation of terrace block to form pair of semi detached	M01	99

Inner Area

500 Sharp Lane F

	dwelling		
11/9/00086/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT TO 22/113/05/RM: Substitution of house type of 10no. detached dwellings	M01	99
10/9/00296/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Redesign of first floor layout of flat over garage (Plot 271/FOG) to remove windows from rear elevation and insertion of roof lights	M01	99
09/9/00065/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Repositioning of plots A139/170 and 183 to become detached dwellings.	M01	99
12/9/00222/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Redesign of first floor layout of Plot 289 flat over garage to remove windows from rear elevation and insertion of roof lights	M01	99
09/9/00103/MOD	Outline application to layout residential developmentNON MATERIAL AMENDMENT: Reviewed garage locations and boundary treatment	M04	98
10/9/00004/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Substitution of 1no. 2.5 storey detached dwelling house and 2no. 3 storey townhouse dwelling houses for equal number of similar dwelling houses	M01	99
12/9/00140/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to: 22/113/05/RM: Plots 97 and 98 which have not been constructed in accordance with the approved drawings	M01	99
10/9/00178/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Detach house in plot 60 from house in plot 59; amend roof style to houses in plots 58, 60, 61	M01	99
10/9/00084/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: To detach plot B280 from plots B279 and B281, Detach plot B308 from plot B309, move plot B290 closer to plot B291 and detach plot B78 from plot B77.	M01	99
12/9/00142/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Re-configuration of apartments F188-199 including alteration to boundary treatment to front of plots F200-F202 and plot F208 from 1100mm high metal railings to 1800mm high timber screen fence	M01	99
12/9/00013/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Housetype substitution to plots 78, 79, 90 & 91	M01	99
10/9/00058/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Plots 49 and 50 have been flipped to show symmetry on street scene, plots 63 and 64 gardens have been increased, plots 68 garage moved backwards to provide 5.6m driveway. Plots 114 and 115 garages moved toward boundary to create move space on driveways.	M01	99
11/9/00140/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT TO 22/113/05/RM : Introduction of separations to terrace units including the substitution of townhouse dwellings with equal number of similar types - plot no's 35-38, 24-25, 219-225, 228-233, replacing square bay on the apartment block plots 144, 148, 152 & 156 with a turret	M01	99

Inner Area

500Sharp Lane F

10/9/00233/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Introduction of separations within terrace units	M01	99
09/9/00285/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Introduction of separations within terrace units.	M01	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	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	0.04
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Nearest train station	Morley
Nearest train station distance (m)	4383.47
Nearest bus stop	13821
Nearest bus stop distance (m)	194.06

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

502 Sharp Lane B

Site Details

Easting	431033	Northing	427754	Site area ha	9.4	SP7	Main Urban Area Infill
HMCA	Inner Area, Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

502 Sharp Lane B

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
09/9/00285/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Introduction of separations within terrace units.	M01	99

Inner Area

502 Sharp Lane B

09/9/00103/MOD	Outline application to layout residential developmentNON MATERIAL AMENDMENT: Reviewed garage locations and boundary treatment	M04	100
12/9/00140/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to: 22/113/05/RM: Plots 97 and 98 which have not been constructed in accordance with the approved drawings	M01	99
11/9/00086/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT TO 22/113/05/RM: Substitution of house type of 10no. detached dwellings	M01	99
10/9/00296/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Redesign of first floor layout of flat over garage (Plot 271/FOG) to remove windows from rear elevation and insertion of roof lights	M01	99
12/9/00222/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Redesign of first floor layout of Plot 289 flat over garage to remove windows from rear elevation and insertion of roof lights	M01	99
10/9/00004/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Substitution of 1no. 2.5 storey detached dwelling house and 2no. 3 storey townhouse dwelling houses for equal number of similar dwelling houses	M01	99
10/9/00233/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Introduction of separations within terrace units	M01	99
11/9/00140/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT TO 22/113/05/RM : Introduction of separations to terrace units including the substitution of townhouse dwellings with equal number of similar types - plot no's 35-38, 24-25, 219-225, 228-233, replacing square bay on the apartment block plots 144, 148, 152 & 156 with a turret	M01	99
10/9/00178/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Detach house in plot 60 from house in plot 59; amend roof style to houses in plots 58, 60, 61	M01	99
09/9/00065/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Repositioning of plots A139/170 and 183 to become detached dwellings.	M01	99
10/9/00084/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: To detach plot B280 from plots B279 and B281, Detach plot B308 from plot B309, move plot B290 closer to plot B291 and detach plot B78 from plot B77.	M01	99
12/9/00142/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Re-configuration of apartments F188-199 including alteration to boundary treatment to front of plots F200-F202 and plot F208 from 1100mm high metal railings to 1800mm high timber screen fence	M01	99
12/9/00013/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Housetype substitution to plots 78, 79, 90 & 91	M01	99

Inner Area

502 Sharp Lane B

10/9/00058/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Plots 49 and 50 have been flipped to show symmetry on street scene, plots 63 and 64 gardens have been increased, plots 68 garage moved backwards to provide 5.6m driveway. Plots 114 and 115 garages moved toward boundary to create move space on driveways.	M01	99
12/9/00214/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Separation of terrace block to form pair of semi detached dwellings	M01	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	2.64	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	0.32
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Nearest train station	Morley
Nearest train station distance (m)	4083.84
Nearest bus stop	6450
Nearest bus stop distance (m)	334.14

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

503 Sharp Lane C

Site Details

Easting	431140	Northing	427651	Site area ha	2	SP7	Main Urban Area Infill
HMCA	Inner Area, Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

Inner Area

503 Sharp Lane C

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
10/9/00004/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Substitution of 1no. 2.5 storey detached dwelling house and 2no. 3 storey	M01	100

Inner Area

503 Sharp Lane C

	townhouse dwelling houses for equal number of similar dwelling houses		
09/9/00103/MOD	Outline application to layout residential developmentNON MATERIAL AMENDMENT: Reviewed garage locations and boundary treatment	M04	100
12/9/00140/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to: 22/113/05/RM: Plots 97 and 98 which have not been constructed in accordance with the approved drawings	M01	100
11/9/00086/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT TO 22/113/05/RM: Substitution of house type of 10no. detached dwellings	M01	100
10/9/00296/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Redesign of first floor layout of flat over garage (Plot 271/FOG) to remove windows from rear elevation and insertion of roof lights	M01	100
09/9/00065/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Repositioning of plots A139/170 and 183 to become detached dwellings.	M01	100
11/9/00140/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT TO 22/113/05/RM : Introduction of separations to terrace units including the substitution of townhouse dwellings with equal number of similar types - plot no's 35-38, 24-25, 219-225, 228-233, replacing square bay on the apartment block plots 144, 148, 152 & 156 with a turret	M01	100
12/9/00214/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Separation of terrace block to form pair of semi detached dwellings	M01	100
10/9/00233/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Introduction of separations within terrace units	M01	100
10/9/00178/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Detach house in plot 60 from house in plot 59; amend roof style to houses in plots 58, 60, 61	M01	100
10/9/00084/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: To detach plot B280 from plots B279 and B281, Detach plot B308 from plot B309, move plot B290 closer to plot B291 and detach plot B78 from plot B77.	M01	100
12/9/00142/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Re-configuration of apartments F188-199 including alteration to boundary treatment to front of plots F200-F202 and plot F208 from 1100mm high metal railings to 1800mm high timber screen fence	M01	100
10/9/00058/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Plots 49 and 50 have been flipped to show symmetry on street scene, plots 63 and 64 gardens have been increased, plots 68 garage moved backwards to provide 5.6m driveway. Plots 114 and 115 garages moved toward boundary to create move space on driveways.	M01	100
09/9/00285/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Introduction of separations within terrace units.	M01	100

Inner Area

503 Sharp Lane C

12/9/00013/MOD	Laying out of access roads and erection of 1284 dwellings NON MATERIAL AMENDMENT to 22/113/05/RM: Housetype substitution to plots 78, 79, 90 & 91	M01	100
12/9/00222/MOD	Laying out of access roads and erection of 1284 dwellings NON MATERIAL AMENDMENT to 22/113/05/RM: Redesign of first floor layout of Plot 289 flat over garage to remove windows from rear elevation and insertion of roof lights	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	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	0.59
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Nearest train station	Morley
Nearest train station distance (m)	4200.41
Nearest bus stop	6450
Nearest bus stop distance (m)	455.78

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

620 Cardigan Road (214-244) LS4

Site Details

Easting	428057	Northing	434743	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

620 Cardigan Road (214-244) LS4

SHLAA conclusions

Availability: Unavailable

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
12/03957/COND	Consent, agreement or approval required by condition 15 of Planning Application 09/00856/FU	A	91

Inner Area

620 Cardigan Road (214-244) LS4

09/00856/FU	Part 4, 5 and 6 storey block comprising 65 student cluster flats, with 154 bed spaces, car parking and landscaping	R	91
12/03371/FU	Variation of condition 3 of previous approval 09/00856/FU for minor material amendment for alterations to elevations including removal of balcony portico, relocation of windows, and alterations to roof form	A	91
14/04732/FU	Variation of condition 3 of previous approval 12/03371/FU relating to external brickwork materials	W	91
12/03549/COND	Consent, agreement or approval required by conditions 4, 5, 6, 8, 9, 10, 11, 13, 16 and 17 of Planning Application 09/00856/FU	W	91
12/04069/COND	Consent, agreement or approval required by condition 14 of Planning Application 09/00856/FU	A	91

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Burley Park
Nearest train station distance (m)	461.62
Nearest bus stop	6100
Nearest bus stop distance (m)	100.78

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Inner Area

620 Cardigan Road (214-244) LS4

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

806 East Park Road, The Glensdales LS9

Site Details

Easting	431991	Northing	433165	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

806 East Park Road, The Glensdales LS9

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)
meets standards, within 2km of City Centre 5

Access comments
Access achievable 5

Local network comments
Ok for scale of development 5

Mitigation measures Total score
15

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
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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

Inner Area

806 East Park Road, The Glensdales LS9

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
13/04249/FU	Residential development of 32 One bed and Two bed apartment units with associated landscaping and parking.	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	99.99
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Nearest train station	Leeds City
Nearest train station distance (m)	2298.93
Nearest bus stop	1995
Nearest bus stop distance (m)	41.85

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

814 Oak Tree Mount LS9

Site Details

Easting	433429	Northing	435266	Site area ha	2.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Gipton and Harehills	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Dwellings

Neighbouring land uses

Dwellings

Shops

Places of worship

Other land uses - None

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

Description

The site is green space. It appears that the street Oak Tree Close had housing around it in the past or was built for housing.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

814 Oak Tree Mount LS9

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

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SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour 100% employment, primary and health + access to buses for secondary

Rank (1-5)

5

Access comments

Land split over different site. Various access points available for the sites.

5

Local network comments

No known issues with capacity

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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.

Inner Area

814Oak Tree Mount LS9

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning HistoryApplications 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy	
Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<input checked="" type="checkbox"/>

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	100.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	97.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	2970.58
Nearest bus stop	799
Nearest bus stop distance (m)	136.66

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Previous planning approval expired 07/01008/FU, site suitable in principle for residential development.

Site affects others?

Sustainability summary

Significant positive - access to greenspace, brownfield site, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to health, community participation.

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
15	1 6	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site suitable in principle for residential development.

Inner Area

815 South Parkway - Easel LS14

Site Details

Easting	435234	Northing	435633	Site area ha	4.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

815 South Parkway - Easel LS14

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	

LCC

Ecology support	
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Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	6.36
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Nearest train station	Cross Gates
Nearest train station distance (m)	1584.41
Nearest bus stop	14384
Nearest bus stop distance (m)	120.67

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

816 York Road Depot/South Parkway LS14

Site Details

Easting	435801	Northing	435699	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Vacant land

Outdoor amenity and open space

Vacant building

Adjacent land uses - None

Other land uses - None

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

Description

Site is a mixture of brownfield and greenfield land. Significant tree cover. Some of the trees appear to be mature. There is sports ground to the south and residential in the surrounding areas.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

816 York Road Depot/South Parkway LS14

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: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

4buses per hour 100% employment, primary secondary and health

5

Access comments

Existing access via York Road but scope for access on South Parkway

5

Local network comments

No known issues with capacity

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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.

Inner Area

816 York Road Depot/South Parkway LS14

LCC

Ecology support

Supported

Supported

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

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	35.35	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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

LCC ownership %	100.00
-----------------	--------

Nearest train station	Cross Gates
Nearest train station distance (m)	1341.88
Nearest bus stop	14267
Nearest bus stop distance (m)	44.35

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Former site in the East and South East Leeds (EASEL) Area Action Plan. This plan is now withdrawn, but the principle of residential development is acceptable and the site has previous planning history for residential approval (2008).

Site affects others?

Sustainability summary

Minor negative - access to greenspace, part greenfield/brownfield site and landscape. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to education and health, 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.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
52	6	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

The principle of residential development is acceptable and the site has previous planning history for residential approval (2008)

Inner Area

841 Oak Tree Drive LS8

Site Details

Easting	433239	Northing	435474	Site area ha	3.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Gipton and Harehills	

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 unrestricted 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 encroachment

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

Inner Area

841 Oak Tree Drive LS8

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
11/00732/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5, 6, 9, 11, 12, 13, 14, 16, 17, 20, 21, 28 and 29 of Planning Application 07/01012/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	2.73	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	1.70
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Nearest train station	Cross Gates
Nearest train station distance (m)	3213.39
Nearest bus stop	3433
Nearest bus stop distance (m)	120.18

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

842 Coldcotes Thorn Walk LS9

Site Details

Easting	433057	Northing	435459	Site area ha	1.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Gipton and Harehills	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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 (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
meets standards except secondary education	4
Access comments	
Access from Thorn Walk	5
Local network comments	
Ok for scale of development	5
Mitigation measures	Total score
	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 over 1ha. See comments in our previous I&O consultation.

LCC

Ecology support	Supported
Supported	

Ecology boundary

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Education comments

--

Inner Area

842 Coldcotes Thorn Walk LS9

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
11/00732/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5, 6, 9, 11, 12, 13, 14, 16, 17, 20, 21, 28 and 29 of Planning Application 07/01012/FU		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	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	100.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	3382.44
Nearest bus stop	8857
Nearest bus stop distance (m)	149.52

Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

846 Killingbeck Hospital - C LS14

Site Details

Easting	434427	Northing	434796	Site area ha	10.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

--

Inner Area

846 Killingbeck Hospital - C LS14

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
------------	----------	----------	-----------

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	2.36	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	0.60
-----------------	------

Nearest train station	Cross Gates
Nearest train station distance (m)	1889.21
Nearest bus stop	11988
Nearest bus stop distance (m)	332.89

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

1011 Oldfield Lane (No 11) LS12 4DH

Site Details

Easting	428035	Northing	432621	Site area ha	3.9	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Outdoor amenity and open space

Other land uses - None

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

Description

The site is occupied with a large factory and is in use. On the edge of a large industrial area to the east.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

Inner Area

1011 Oldfield Lane (No 11) LS12 4DH

SHLAA conclusions

Availability: Unavailable

Suitability: Suitable

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Core Strategy standards but falls short of Secondary school access

Rank (1-5)

4

Access comments

site frontage with Oldfield Land should provide visibility

4

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Provision of footway to site frontage,

Total score

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
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n/a

Network Rail

Footbridge Alterations required. 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.

LCC

Ecology support	Supported
-----------------	-----------

Supported

Inner Area

1011 Oldfield Lane (No 11) LS12 4DH

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

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

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

Inner Area

1011 Oldfield Lane (No 11) LS12 4DH

Nearest train station	Leeds City
Nearest train station distance (m)	1752.14
Nearest bus stop	5610
Nearest bus stop distance (m)	140.63

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

The site is in employment use and is not within a residential area.

Site affects others?

Sustainability summary

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

Summary of reps

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
---	----------------	---------------------------	-----------------------------	--------------------------

99				
Yes	Yes	6	Yes	

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is in employment use and is not within a residential area.

Inner Area

1023 Wesley Road (west of), Tong Road (north of), Armley

Site Details

Easting	427200	Northing	433155	Site area ha	1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Allotment and city farm

Other

Neighbouring land uses

Dwellings

Other land uses

scout hut

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

Description

Site has significant amount of tree cover. It also has good access and is with a significant residential area. The site (although greenspace) does not seem to be open to the public.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

1023 Wesley Road (west of), Tong Road (north of), Armley

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)

Good Accessibility all round

5

Access comments

Good frontages to Tong Road and Wesley Road

5

Local network comments

local network capacity, likely cumulative impact on Inner Ring Road and Outer Ring Road

4

Mitigation measures

Relocate parking bay on Tong Road, possible cumulative impact fund

Total score

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

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.

Inner Area

1023 Wesley Road (west of), Tong Road (north of), Armley

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	This site adjoins the boundary of the Armley Conservation Area and the churchyard of St Bartholomew's Church (a Grade II* Listed Building). In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, and the 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, if allocated, redevelopment proposals would need to ensure that those elements which contribute to the significance of these assets 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
10/05520/FU	2 storey community centre with covered link to church and overflow car park and outline residential development of 27 houses		100
09/05317/FU	2 storey community centre with covered link to church and outline residential development of 33 houses	W	100

Spatial relationships

UDP Designations

Core Strategy

Inner Area

1023 Wesley Road (west of), Tong Road (north of), Armley

N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap	
N34 PAS	0.00		Major Settlement	0.00		
RL1 Rural Land	0.00		Minor Settlement	0.00		
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>		
N1A Allotments	46.51		Regeneration Areas			
N5 Open Space	0.00					
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	100.00		
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	100.00		
Overlaps N37 SLA	<input type="checkbox"/>					
Sch. Ancient Mon.	0.00					

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Burley Park
Nearest train station distance (m)	2139.91
Nearest bus stop	2769
Nearest bus stop distance (m)	116.72
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

Metro				
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
77		6		Yes
Yes	Yes			
Neutral				
"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, if allocated, redevelopment proposals would need to ensure that those elements which contribute to the significance of these assets are not harmed.				

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

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

Inner Area

1065 Goodman Street (76) - Tetleys Motor Services, Hunslet LS10

Site Details

Easting	431366	Northing	432049	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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 unrestricted 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 encroachment

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

Inner Area

1065 Goodman Street (76) - Tetleys Motor Services, Hunslet LS10

SHLAA conclusions

Availability: Short (later) 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
Existing access onto Goodman Street adequate for development 5

Local network comments
Small scale development unlikely to have major impact on local network 5

Mitigation measures Total score
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

Environment Agency

Constraints

LCC

Ecology support Supported
Supported

Ecology boundary

Education comments

Inner Area

1065 Goodman Street (76) - Tetleys Motor Services, Hunslet LS10

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship	
LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	2026.15
Nearest bus stop	9167
Nearest bus stop distance (m)	175.34
Agricultural classification	Urban

Inner Area

1065 Goodman Street (76) - Tetleys Motor Services, Hunslet LS10

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Aire Valley allocation

DPP Allocation Conclusion

Inner Area

1087 Grosvenor Road - land at Ridgeway House, Hill Ridge House, Rosehurst LS6

Site Details

Easting	428926	Northing	435940	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Headingley	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Managed Forest

Neighbouring land uses

Dwellings

Managed Forest

Other land uses - None

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

Description

Heavily wooded area with Woodhouse Ridge to the north.
--

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

1087 Grosvenor Road - land at Ridgeway House, Hill Ridge House, Rosehurst LS6

SHLAA conclusions

Availability: Short (= < 5 yrs)

Suitability: Unsuitable

Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Core Strategy standards but distant from some local services and rail

Rank (1-5)

4

Access comments

Access potentially achievable Grosvenor Road but Back Grosvenor Terrace narrow with stone wall and trees

3

Local network comments

Possible cumulative impact but limited development ok

4

Mitigation measures

none

Total score

11

Highways site support

yes with suitable access

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knoctrop
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Knoctrop 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 ensure mature parkland-style trees (especially those with deadwood habitat) are retained - bat roost and bat foraging surveys will be required. Density/type of housing will be affected by the need to retain mature trees and a suitable distance buffer.

Inner Area

1087 Grosvenor Road - land at Ridgeway House, Hill Ridge House, Rosehurst LS6

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
12/03383/LI	Listed Building application to demolish lean-to extension and front extension and erection of single storey extensions to front and rear and internal alterations to form 3 flats and 1 dwelling house.	A	61
12/02580/FU	Change of use of house to form four flats including alterations and single storey extension	A	61

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Burley Park
Nearest train station distance (m)	1277.70
Nearest bus stop	8506
Nearest bus stop distance (m)	356.32

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Heavily wooded site within conservation area, so not considered suitable for housing.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - ecology mitigation, landscape and historic environment.

Summary of reps

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
348				
Yes	Yes	13	Yes	

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Heavily wooded site within conservation area, so not considered suitable for housing.

Inner Area

1098 Boothroyd Drive, Meanwood LS6

Site Details

Easting	428725	Northing	436313	Site area ha	3.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Headingley	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture

Neighbouring land uses

Outdoor sport facility

Outdoor amenity and open space

Residential institution

Other land uses - None

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

Description

These sites are to the South of Grove Lane. They form much of the land around Meanwood Beck and Woodhouse Ridge. Some residential exists to the east of the main site.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

1098 Boothroyd Drive, Meanwood LS6

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:

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good Accessibility except average primary

4

Access comments

Access requires dwelling to be bought to secure suitable access, access from Rawling Way not suitable for large development

3

Local network comments

possible cumulative impacts into town

4

Mitigation measures

Purchase house or houses for access, possible cumulative fund

Total score

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

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

Large part of site is FZ3 with Meanwood Beck (main river) running along boundary. See comments in main text of our response.

Inner Area

1098 Boothroyd Drive, Meanwood LS6

LCC

Ecology support

Not supported

Not supported (RED). Woodhouse Ridge LNA covers the southern proportion of this site, based on the presence of woodland, adjacent grassland and the Meanwood Beck. The whole site also provides a good wildlife corridor function as part of the Meanwood Valle

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary substantially amended as per drawing RM/1098. Mitigation will still be required to ensure impacts on adjacent habitats are addressed i.e. buffer along the goit planted up with nativ

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

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	4.28	
N1A Allotments	0.00	
N5 Open Space	92.67	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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 %	0.16
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Nearest train station	Burley Park
Nearest train station distance (m)	1403.71
Nearest bus stop	5268
Nearest bus stop distance (m)	197.87

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site is designated as greenspace (N1) and proposed greenspace (N5) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. The southern part of the site is within a Local Nature Area (LNA) on the existing UDP. Highway concerns as would need to acquire a property to gain access.

Site affects others?

Sustainability summary

Significant negative - N1 and N5 greenspace, greenfield site, ecology objection, flood risk and landscape. Minor positive - access to health and leisure facilities, greenhouse emissions, transport network and accessibility.

Summary of reps

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
184	5	Yes		
Yes	Yes			

Neutral

Until we see Leeds City Council 's assessment of this site ,we will not form a view

Anti

Retained for greenspace including for health of residents.

We partly support and_partly object to this site being allocated in the Site Allocations Plan.

The Forum's wants only the southern half of this site to be developed. We support the development of this part of the site as it is a "brown field" site and its development will reduce pressure on the abundance of sites in the Green Belt. However the garage business on the northern half of the site should be retained as it is one of the largest employers in the Forum's area.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is designated as greenspace (N1) and proposed greenspace (N5) on the existing UDP. The southern part of the site is within a Local Nature Area (LNA) on the existing UDP. Highway concerns as would need to acquire a property to gain access. Not suitable.

Inner Area

1142 **Park Lane - land and property at Oak House LS3**

Site Details

Easting	428980	Northing	433929	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Mixed
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On-site land uses

Vacant land

Office

Neighbouring land uses

Office

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 unrestricted 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 encroachment

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	

Inner Area

1142 Park Lane - land and property at Oak House LS3

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

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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)

Good

5

Access comments

Access possible from Burley St

5

Local network comments

West St / Wellington Road concerns

4

Mitigation measures

Contribution to West St/ Wellington Road improvement

Total score

14

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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.

Inner Area

1142 Park Lane - land and property at Oak House LS3

LCC

Ecology support

Supported

Supported

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

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	47.57	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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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Nearest train station	Leeds City
Nearest train station distance (m)	1025.42
Nearest bus stop	6306
Nearest bus stop distance (m)	102.40

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site adjacent city centre. Suitable in principle for residential use or residential on upper floors.

Site affects others?

Sustainability summary

Significant positive - brownfield site, greenhouse emissions, flood risk and accessibility. Minor positive - access to education, health and leisure facilities, community participation 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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
64	21	Yes		
Yes	Yes			

Pro

The whole Site should be identified for mixed uses including housing to recognise the potential for the re-use / adaptation of existing buildings and the development of adjacent land.

The site should have a ‘amber’ designation but have concerns that the height of any new building should not block light from properties on Kendal Walk. The group note that any housing provided at this site should be for longer term residents, for example families, key workers, couples or elderly residents, in order to address the population imbalance in the area created by a large number of transient student residents.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site on edge of City Centre currently being used as an office. Any residential proposals are 8 years old. No interest in residential since.

Inner Area

1144 St Johns Road - St Michaels College LS3

Site Details							
Easting	428876	Northing	434326	Site area ha	1.3	SP7	Main Urban Area Infill
HMCA	City Centre, Inner Area				Ward	Hyde Park and Woodhouse	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Education	
Residential institution	
Neighbouring land uses	
Dwellings	

Other land uses - None

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

Description	
A derelict building set in limited grounds that was a college. Lower floors are boarded. Somewhat overgrown.	

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

1144 St Johns Road - St Michaels College LS3

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Public Transport Core Strategy standards met schools/health, some local services distant but close to city centre

Rank (1-5)

5

Access comments

Good frontage for access

5

Local network comments

Brownfield site, local to city centre

4

Mitigation measures

Unknown at this stage

Total score

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
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

Knothrop 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

Inner Area

1144 St Johns Road - St Michaels College LS3

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
13/04862/FU	Demolition of all existing buildings on the site other than the original St. Michael's College Building (the 1908 building). Refurbishment and extensions of the 1908 building and development of two new buildings to provide key worker housing, student accommodation and private market apartments, two ground floor commercial units, associated services, facilities and private amenity space	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	3.64	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	<input checked="" type="checkbox"/>
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	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	1294.36
Nearest bus stop	7899
Nearest bus stop distance (m)	275.51

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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

Site affects others?

Student accommodation would raise cumulative amenity concerns in locality, but site could be developed for non-student housing.

Sustainability summary

Significant positive - greenhouse emissions, flood risk and accessibility. Minor positive - access to education, health and leisure facilities, community participation, greenspace,brownfield site 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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
275	18	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Permission received on 11/09/2014 for residential scheme.

Inner Area

1145A Hudson Road, Hudson Mill (Arcadia), Burmantofts

Site Details

Easting	432131	Northing	434365	Site area ha	11.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Wholesale distribution

Neighbouring land uses

Wholesale distribution

Dwellings

Other land uses - None

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

Description

Site is mostly a large manufacturing building. The site has been submitted. There is are areas of residential housing to the north east and south weat of the site. Site is flat.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

1145A Hudson Road, Hudson Mill (Arcadia), Burmantofts

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: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% primary, 100% health, 100% secondary

Rank (1-5)

5

Access comments

access achievable from Stoney Rock Lane, Hudson Avenue and possibly Torre Road

5

Local network comments

Potential cumulative impact with adjacent sites

3

Mitigation measures

Capacity improvements, alterations to traffic calming/on-street parking bays

Total score

13

Highways site support

Yes with mitigation

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

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.

Inner Area

1145A Hudson Road, Hudson Mill (Arcadia), Burmantofts

LCC

Ecology support

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

The northern part of this site lies opposite the Beckett Street Cemetery a Grade II Registered Park and Garden.
If allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset 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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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

LCC ownership %	0.29
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	2706.77
Nearest bus stop	12751
Nearest bus stop distance (m)	185.58

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Top half of site is in employment use (1145a). The rest of site is allocated for employment use on the existing UDP and has been assessed as a site to retain for employment use (1145b).

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, community participation, brownfield site 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.				
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

Preferred housing allocation

DPP Allocation Conclusion

Agreed for housing with members.

Inner Area

1145B Hudson Road, Hudson Mill (Arcadia), Burmantofts

Site Details

Easting	432106	Northing	434077	Site area ha	8.9	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale

Wholesale distribution

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Dwellings

Other land uses - None

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

Description

Sie is part of the Arcadia group. It is flat and level. Most of this area is either unused (green) or used for parking (both cars and lorry park).

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

1145B Hudson Road, Hudson Mill (Arcadia), Burmantofts

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: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% primary, 100% health, 100% secondary

Rank (1-5)

5

Access comments

access achievable from Torre road

5

Local network comments

Potential cumulative impact with adjacent sites

3

Mitigation measures

Capacity improvements

Total score

13

Highways site support

Yes with Mitigation

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

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.

Inner Area

1145B Hudson Road, Hudson Mill (Arcadia), Burmantofts

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	

Inner Area

1145B Hudson Road, Hudson Mill (Arcadia), Burmantofts

Other Spatial Relationship

LCC ownership %	32.54
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Nearest train station	Leeds City
Nearest train station distance (m)	2571.58
Nearest bus stop	921
Nearest bus stop distance (m)	242.46

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Inner Area

1145B Hudson Road, Hudson Mill (Arcadia), Burmantofts

Conclusions

Issues and Options Summary

Top half of site is in employment use (1145a). The rest of site is allocated for employment use on the existing UDP and has been assessed as a site to retain for employment use (1145b).

Site affects others?

Sustainability summary

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

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Agreed with members to propose employment use for this area.

Inner Area

1146 **York Road (land south of), East of Pontefract lane, Richmond Hill LS9**

Site Details

Easting	431731	Northing	433520	Site area ha	5.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Mix 70:30
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On-site land uses
Education
Shops
Outdoor sport facility

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
Site situated on the south side of York Road comprising of School with pitches, vacant former library facing York Road, a retail warehouse (Great Clothes), a recreation centre and public amenity space.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

1146 York Road (land south of), East of Pontefract lane, Richmond Hill LS9

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

Meets Public Transport accessibility and standards for local services, schools and healthcare

Rank (1-5)

5

Access comments

Main vehicular access should be from Shannon Street

5

Local network comments

No egress from Shannon St to Marsh Lane, route via A64 subject to T.A, cumulative impact concern

4

Mitigation measures

Pedestrian linkage improvements required, probably junction improvements for traffic capacity

Total score

14

Highways site support

Yes - with mitigation

Contingent on other sites

Need to consider with 1140 and 2000.

Contingent on other sites

Need to consider with 1140 and 2000.

Highways Agency

Impact	No material impact	Network Status	No objection
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster.

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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.

Inner Area

1146 York Road (land south of), East of Pontefract lane, Richmond Hill LS9

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

The former York Road Library and Baths at the northern end of this site 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, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset 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

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	20.41	
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	<input type="checkbox"/>	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	

Inner Area

1146 York Road (land south of), East of Pontefract lane, Richmond Hill LS9

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	37.26
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Nearest train station	Leeds City
Nearest train station distance (m)	2064.71
Nearest bus stop	179
Nearest bus stop distance (m)	114.25

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Proposed new town centre. Retail interest in site, but acceptable in principle for residential, or residential on upper floors.

Site affects others?

Sustainability summary

Significant negative - access to greenspace. Minor negative - employment and economic growth, part greenfield/brownfield site and pollution. Significant positive - access to leisure facilities, greenhouse emissions, transport network and accessibility. Minor positive - access to education, health, community participation.

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
113	23	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing with mixed uses (no employment)

DPP Allocation Conclusion

Site suited for residential development but part is required for a school extension and part must be retained as greenspace. Not preferred for general employment.

Inner Area

1152 Oakwood Lane (land to east of), Leeds (Part of St Nicholas church site)

Site Details

Easting	433766	Northing	435038	Site area ha	1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Gipton and Harehills	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor sport facility

Education

Neighbouring land uses

Education

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries		Road front	Yes

Description

Area is open green space attached to school. Associated land is playing pitches and residential. Wyke beck lies to east of the site.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

1152 Oakwood Lane (land to east of), Leeds (Part of St Nicholas church site)

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

SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility

5

Access comments

access should be achievable from Oakwood Lane or Wykebeck Valley Road

5

Local network comments

spare capacity but some cumulative issues

4

Mitigation measures

Total score

14

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

FZ3 (ii) as shown on LCC SFRA - recommendation that no 'more vulnerable use' be permitted in FZ3a (ii) See comments in main text of our response.

Inner Area

1152 Oakwood Lane (land to east of), Leeds (Part of St Nicholas church site)

LCC	
Ecology support	Supported
Supported	
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
10/03861/FU	New canopy and introduction of pedestrian access gate and route to main entrance to school	A	100
11/05163/FU	Attached canopy with roller shutters to form external play area to school	A	100

Spatial relationships

UDP Designations

Core Strategy

Inner Area

1152 Oakwood Lane (land to east of), Leeds (Part of St Nicholas church site)

N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00				
N6 Playing Pitch	60.72		Inner South RA	0.00	% overlap
N8 Urban Green Corridor	0.00		LB Corridor RA	0.00	
CC Shopping Quarter	0.00		EASEL RA	100.00	
UDP City Centre	0.00		Aire Valley RA	0.00	
S2S6 Town Centre	0.00		West Leeds Gateway	0.00	
Proposed Local Centre	0.00	<input type="checkbox"/>			
Overlaps N37 SLA					
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Cross Gates
Nearest train station distance (m)	2587.09
Nearest bus stop	6912
Nearest bus stop distance (m)	99.65
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Two thirds of the site is a designated protected playing pitch (N6) on the existing UDP and is part of the school grounds. 80% of the site is within flood zone 3 (high risk).

Site affects others?

Sustainability summary

Significant negative - loss of N6 greenspace and greenfield site. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to education, health and leisure facilities and flood risk.

Summary of reps

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
53	13	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Two thirds of the site is a designated protected playing pitch (N6) on the existing UDP and is part of the school grounds. 80% of the site is within flood zone 3 (high risk). Not suitable.

Inner Area

1265 Armley Gyratory - former Gas Works

Site Details

Easting	428498	Northing	433183	Site area ha	5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Other

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Other land uses

Centrica training site

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

Description

Site comprises of two areas. The site in the middle of Armley Gyratory which is ostensibly a car park. The rest of the site is currently a research/training centre for British Gas and is in existing employment use. There is residential to the west of the site.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

1265 Armley Gyratory - former Gas Works

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: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools

Rank (1-5)

4

Access comments

Site requires complete re-ordering of Armley Gyratory which would need to be supported by more intensive development than suggested.

2

Local network comments

Congestion at Armley Gyratory

2

Mitigation measures

Major reordering of Armley Gyratory required

Total score

8

Highways site support

yes - with mitigation

Contingent on other sites

Better to combine with 1340

Contingent on other sites

Better to combine with 1340

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. Historic Landfill on southern part of site. See comments in main text of our response.

Inner Area

1265 Armley Gyratory - former Gas Works

LCC

Ecology support

Supported

Supported

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
11/02239/FU	Detached two storey pre-fabricated classroom units	A	51

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationship

LCC ownership %	0.01
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Nearest train station	Leeds City
Nearest train station distance (m)	1194.25
Nearest bus stop	599
Nearest bus stop distance (m)	165.00

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

The site is designated for mixed use in the West Leeds Gateway Supplementary Planning Document (SPD). Potential to come forward for residential in future, in principle, but this is a longer term prospect and would include the remodelling of Armley Gyratory junction.

Site affects others?

Sustainability summary

Significant negative - pollution. Minor negative - employment, economic growth and waste. Significant positive - brownfield site and flood risk. Minor positive - access to health and leisure facilities, community participation, greenspace, transport network and accessibility.

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
4	15	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

With the proposed remodelling of the Armley Gyratory junction land should become available for housing and general employment development. It is a suitable location for both.

Inner Area

1278 Gelderd Road - Symphony Group LS12

Site Details

Easting	427617	Northing	431844	Site area ha	6.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses
Manufacturing and Wholesale
Wholesale distribution

Neighbouring land uses
Manufacturing and Wholesale
Wholesale distribution
Dwellings

Other land uses - None

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

Description
Site on large industrial estate. Believe sheds to be empty. Other parts of site are on derelict land. There is some residential to the north of the area but this area is predominantly industrial.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

1278 Gelderd Road - Symphony Group LS12

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

4buses per hour, 50% primary, 100% health, 40% secondary

Rank (1-5)

4

Access comments

access onto Whitehall road not achievable, Alternative access is an industrial road

2

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Total score

10

Highways site support

no

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact No material impact Network Status No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

Network Rail

Engineer's access retention; 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

FZ 3 - Southern tip of site Main river (wortley Beck) also runs through the southern tip. See comments in main text of our response

Inner Area

1278 Gelderd Road - Symphony Group LS12

LCC

Ecology support

Supported

Supported

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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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Nearest train station	Cottingley
Nearest train station distance (m)	1789.44
Nearest bus stop	5375
Nearest bus stop distance (m)	226.76

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

The site is not within a residential area and would be more suitable as an employment site.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth and waste. Significant positive - brownfield site and transport network. Minor positive - access to leisure facilities and greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

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
119	7	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is not within a residential area and would be more suitable as an employment site.

Inner Area

1338 **Mistress Lane, Armley**

Site Details

Easting	427380	Northing	433582	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

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

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

1338 Mistress Lane, Armley

SHLAA conclusions

Availability: Short (early)

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
13/03679/EXT	Extension of time period for planning permission 10/02221/LA Outline Application for residential development to vacant site		95

Inner Area

1338 Mistress Lane, Armley

10/02221/LA Outline Application for residential development to vacant site A 95

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	43.09	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationship

LCC ownership %	99.40
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Nearest train station	Burley Park
Nearest train station distance (m)	1677.58
Nearest bus stop	13913
Nearest bus stop distance (m)	85.07

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

1340 Oak Road, New Wortley - Gassey Fields

Site Details

Easting	428348	Northing	433227	Site area ha	2.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Office

Other land uses - None

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

Description

Site is Green area between British Gas training / research facility and residential area. Has some paths through it and appears to be used Green amenity space.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

1340 Oak Road, New Wortley - Gassey Fields

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

Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools

Rank (1-5)

4

Access comments

Access form an extended Hedley Chase (traffic calm)

4

Local network comments

Tong Road / Wortley Road congestion

3

Mitigation measures

Pedestrian links to public transport / traffic calming in local neighbourhood

Total score

11

Highways site support

Yes - with mitigation

Contingent on other sites

Better to combine with 1265

Contingent on other sites

Better to combine with 1265

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. Historic Landfill abuts the site. See comments in main text of our response.

Inner Area

1340Oak Road, New Wortley - Gassey Fields

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning HistoryApplications 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy	
Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<input checked="" type="checkbox"/>

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	100.00

Other Spatial Relationship

LCC ownership %	95.11
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Nearest train station	Leeds City
Nearest train station distance (m)	1344.28
Nearest bus stop	599
Nearest bus stop distance (m)	132.73

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Allocated housing site in West Leeds Gateway Supplementary Planning Document (SPD). Suitable for residential development.

Site affects others?

Sustainability summary

Significant negative - access to greenspace, greenfield site and pollution. Minor negative - waste. Minor positive - access to education, health and leisure facilities, community participation, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

National Grid
Site Ref: 3454/1340. New Wortley. Crosses VR underground cable route (275kV).

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
153	6	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Allocated housing site in West Leeds Gateway Supplementary Planning Document (SPD). Suitable for residential development.

Inner Area

2025 Aireside - adjacent Park

Site Details							
Easting	428877	Northing	433536	Site area ha	1.4	SP7	City Centre Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Other	
Outdoor sport facility	
Neighbouring land uses	
Hotels, boarding and guest houses	
Restaurants and Cafes	
Shops	
Other land uses	
parking	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

2025 Aireside - adjacent Park

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

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SHLAA conclusions

Availability: Short (later)

Suitability: Suitable

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools

4

Access comments

Access from Wellington Bridge Street

5

Local network comments

Congestion on A65, Armley Gyratory and West St gyratory

3

Mitigation measures

Armley Gyratory and West St gyratory

Total score

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
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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 (ii) as shown on LCC SFRA - recommendation that no 'more vulnerable use' be permitted in FZ3a (ii) See comments in main text of our response.

Inner Area

2025 Aireside - adjacent Park

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the River Aire wildlife corridor. Native tree planting and a suitable buffer with reduced street lighting.Otters to consider - including reducing road mortality in times of flood.	
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

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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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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Nearest train station	Leeds City
Nearest train station distance (m)	885.55
Nearest bus stop	12034
Nearest bus stop distance (m)	91.99

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

In existing employment use, suitable in principle for residential development or mixed use with residential on upper floors.

Site affects others?

Sustainability summary

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

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
99	34	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

In existing employment use, therefore not considered available for residential.

Inner Area

2026 Cavendish Street - RSPCA

Site Details

Easting	428911	Northing	433810	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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 unrestricted 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 encroachment

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

Inner Area

2026 Cavendish Street - RSPCA

SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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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
14/03023/EXT	Extension of time of previous approval 08/02061/FU for multi-level development up to 9 storeys high above ground level comprising 46 student cluster flats and 24 studio flats		90

Inner Area

2026 Cavendish Street - RSPCA

(total of 239 beds) and 1 retail unit, car parking, common room and ancillary facilities

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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	10.03
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Nearest train station	Leeds City
Nearest train station distance (m)	996.43
Nearest bus stop	5725
Nearest bus stop distance (m)	70.89

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

2027 Round House (rear of)

Site Details

Easting	428907	Northing	433191	Site area ha	1	SP7	Main Urban Area Infill
HMCA	City Centre, Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Car Parks

Neighbouring land uses

Vacant land
Office
Dwellings
Shops

Other land uses - None

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

Description

Site is currently being used as car park (and apparent overflow car park) for adjacent office and residential development.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

2027 Round House (rear of)

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: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools - unpleasant walking environment

Rank (1-5)

4

Access comments

Access from Wellington Road, left in left out only

5

Local network comments

Congestion on A65, Armley Gyratory and West St gyratory, unpleasant walking environment needs footbridge over canal to link towards city centre

3

Mitigation measures

Armley Gyratory and West St gyratory / footbridge over canal

Total score

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
--------	--------------------	----------------	--------------

n/a

Network Rail

If applicable, 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

FZ2 40 % of site to east. See comments in main text of our response

Inner Area

2027 Round House (rear of)

LCC	
Ecology support	Supported
Supported	

Ecology boundary	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	
There are a number of Listed Buildings to the north of this site (the Round House (Grade II*); the half Round House and the former Railway Repair Shop (both Grade II). There is a requirement in the 1990 Act that“special regard” should be had to the desirability of preserving Listed Buildings ortheir setting or any features of special architectural or historic interest which they possess.Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset 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

Spatial relationships

UDP Designations	Core Strategy
------------------	---------------

Inner Area

2027 Round House (rear of)

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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Leeds City
Nearest train station distance (m)	784.86
Nearest bus stop	789
Nearest bus stop distance (m)	136.65

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

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
145	9	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

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

Inner Area

2077 Meanwood Road, Meanwood LS6

Site Details

Easting	429225	Northing	436076	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Allotment and city farm

Unmanaged Forest

Neighbouring land uses

Unmanaged Forest

Outdoor sport facility

Dwellings

Other land uses - None

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

Description

Site is a heavy wooded area of mature tress on a slope next to a main road.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

2077 Meanwood Road, Meanwood LS6

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

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SHLAA conclusions

Availability: Unavailable

Suitability: Unsuitable

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good Accessibility except average primary

4

Access comments

Good frontage onto Meanwood Road but development land steep and there may be gradient issues to implement adopted highway

5

Local network comments

possible cumulative impacts into town

4

Mitigation measures

Development land needs flattening/engineering works, possible cumulative fund

Total score

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
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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 site in FZ 3. Main river Wortley Beck abuts NW corner. See comments in main text of our reply

Inner Area

2077 Meanwood Road, Meanwood LS6

LCC

Ecology support

Not supported

Not supported (RED). Woodhouse Ridge LNA covers all this site, based on the ability of the site to naturally regenerate to woodland and provide a buffer to the adjacent mature woodland of Woodhouse Ridge. Currently used as allotments so has limited wildli

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

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	99.99	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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
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Nearest train station	Burley Park
Nearest train station distance (m)	1600.56
Nearest bus stop	3980
Nearest bus stop distance (m)	60.22

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site is a designated allotment site (N1A) on the existing UDP and part is a Local Nature Area. The allotments are overgrown, mature trees around boundary. Loss of greenspace would need to be considered through the greenspace review.

Site affects others?

Sustainability summary

Significant negative - loss of N1A allotment, greenfield site and ecology objection. Minor negative - landscape. Minor positive - access to health facilities, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

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
56	13	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site is a designated allotment site (N1A) on the existing UDP and part is a Local Nature Area. The allotments are overgrown, mature trees around boundary. Heavily Wooded area. Not suitable.

Inner Area

2079 **Matthew Murray High School (former), Holbeck LS11**

Site Details

Easting	428635	Northing	431848	Site area ha	6.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Mix 60:40
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On-site land uses

Outdoor sport facility

Vacant land

Neighbouring land uses

Outdoor sport facility

Allotment and city farm

Shops

Education

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries		Road front	Yes

Description

Site is a mixture of N6 and brownfield land. The Ingram distributor lies to the west. Residential and a school are also nearby. To the west of the site on the other side of the Ingram distributor is a large industrial estate. To the South west is Elland Road. The site is an old school site.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

2079 Matthew Murray High School (former), Holbeck LS11

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)
4buses per hour, 100% primary, 100% health, 50% secondary	4

Access comments	
access achievable	5

Local network comments	
Potential cumulative impact with adjacent sites	4

Mitigation measures	Total score
	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
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster.			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

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

LCC

Ecology support	Supported
Supported	

Inner Area

2079 Matthew Murray High School (former), Holbeck LS11

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

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	52.21	
N8 Urban Green Corridor	97.19	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	99.39	% 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 %		99.43

Inner Area

2079 Matthew Murray High School (former), Holbeck LS11

Nearest train station	Leeds City
Nearest train station distance (m)	1709.23
Nearest bus stop	1112
Nearest bus stop distance (m)	315.46

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Site within urban area. Suitable in principle for residential development, although half of the site is designated as a protected playing pitch (N6) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review.

Site affects others?

Sustainability summary

Significant negative - loss of N6 greenspace and pollution. Minor negative - part greenfield/brownfield site and waste. Minor positive - access to health facilities, greenhouse emissions, flood risk, transport network and accessibility.

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				
270	8	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site unavailable at present.

Inner Area

2138 Kirkstall Road, Abbey Street

Site Details

Easting	428890	Northing	433763	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

2138 Kirkstall Road, Abbey Street

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools	4
Access comments	
Access from Abbey St Ok for 40 units proposed	5
Local network comments	
Cummulative impact on West st / Armley Gyratory	4
Mitigation measures	Total score
Contribution to improvements at West St and Armley gyratories	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
n/a			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported	

Ecology boundary

Education comments

--

Inner Area

2138 Kirkstall Road, Abbey Street

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
11/01850/EXT	Extension of time period for outline application 06/02359/OT to erect mixed use development up to 11 storeys comprising of residential and/or hotel and/or office (B1) use, ground floor A3/A4 units with undercroft car parking and infrastructure works including landscaped public space	A	87
12/02887/FU	Change of use to financial and professional services (A2 use)	A	89

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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	3.25
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Inner Area

2138 Kirkstall Road, Abbey Street

Nearest train station	Leeds City
Nearest train station distance (m)	985.30
Nearest bus stop	12811
Nearest bus stop distance (m)	56.72

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

2139 Cross Green Grove, Cross Green

Site Details							
Easting	431783	Northing	432633	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

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 unrestricted 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 encroachment

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

Inner Area

2139 Cross Green Grove, Cross Green

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)
Good accessibility	5
Access comments	
Existing housing location - good access	5
Local network comments	
Existing housing and small scale - no local impact	5
Mitigation measures	Total score
	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

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Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
Supported	

Ecology boundary

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Education comments

--

Inner Area

2139 Cross Green Grove, Cross Green

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
09/02101/DEM	Determination to demolish 24 back to back residential properties	A	57
11/05317/FU	Six pairs of housing association semi detached and three blocks of terrace houses (21 in total) including associated car parking, landscaping and greenspace	A	92

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	<input type="checkbox"/>
Sch. Ancient Mon.	0.00

Core Strategy	
Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<input checked="" type="checkbox"/>

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	100.00
Aire Valley RA	100.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	84.71
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Nearest train station	Leeds City
Nearest train station distance (m)	2164.03
Nearest bus stop	10781
Nearest bus stop distance (m)	106.08

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley identified	

DPP Allocation Conclusion	

Inner Area

2140 Raincliffe Road, Richmond Hill

Site Details

Easting	432211	Northing	433541	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
On-site land uses	
Vacant land	
Vacant building	
Neighbouring land uses	
Dwellings	

Other land uses - None

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

Description	Cleared school site. Brownfield/Greenfield. Surrounded by residential with green amenity area nearby. Major distributor road adjacent.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

2140 Raincliffe Road, Richmond Hill

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Public Transport accessibility and standards for local services, schools and healthcare

Rank (1-5)

5

Access comments

access should be achievable from Vinery Terrace

5

Local network comments

spare capacity

5

Mitigation measures

none

Total score

15

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact	No material impact	Network Status	No objection
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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

Inner Area

2140 Raincliffe Road, Richmond Hill

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

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.26
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Inner Area

2140 Raincliffe Road, Richmond Hill

Nearest train station	Leeds City
Nearest train station distance (m)	2543.07
Nearest bus stop	8797
Nearest bus stop distance (m)	43.59

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

School closed and moved to new Richmond Hill Primary Sept 2012. Vacant site. Could be used for community use but residential more likely.

Site affects others?

Sustainability summary

Significant negative - pollution. Significant positive - access to greenspace, brownfield site, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to education, health and leisure facilities and community participation.

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
51	21	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Members and officers identified the site for a community use. Not available for residential.

Inner Area

2141A Wykebeck Avenue, Osmondthorpe

Site Details

Easting	433672	Northing	433536	Site area ha	1.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Temple Newsam	

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	

Description	
-------------	--

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

2141A Wykebeck Avenue, Osmondthorpe

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 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/04369/LA	Outline Application to layout access and erect residential development	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	100.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	2765.64
Nearest bus stop	1764
Nearest bus stop distance (m)	127.16

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

2141B Wykebeck Avenue, Osmondthorpe

Site Details

Easting	433615	Northing	433644	Site area ha	1.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Temple Newsam	

Site Characteristics

Site type	Greenfield
On-site land uses	
Outdoor amenity and open space	
Vacant land	
Neighbouring land uses	
Transport tracks and ways	
Dwellings	

Other land uses - None

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

Description	Larger green area (with some amenity value) adjacent to train tracks. To south of the site is some brownfield land that is currently fenced off. An area across the road is an identified housing site that is also brownfield line.
-------------	--

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

2141B Wykebeck Avenue, Osmondthorpe

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

Highways Agency

Impact		Network Status	
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Network Rail

Yorkshire Water

Treatment Works	
-----------------	--

Environment Agency

Constraints	
-------------	--

LCC

Ecology support	
-----------------	--

Ecology boundary

Education comments

Flood Risk

Utilities

Gas	
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Electric

Fire and Rescue

Telecoms

Other

English Heritage	
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Natural England

Inner Area

2141B Wykebeck Avenue, Osmondthorpe

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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

LCC ownership %	99.93
Nearest train station	Cross Gates
Nearest train station distance (m)	2786.71
Nearest bus stop	1764
Nearest bus stop distance (m)	244.60
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Preferred housing allocation

DPP Allocation Conclusion
Sites in predominantly residential area. Adjacent area is identified site. Suitable for residential.

Inner Area

2142 **Kendall Drive, Halton Moor**

Site Details

Easting	434123	Northing	433208	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Temple Newsam	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Site is open greenspace straddling a road with the majority of the site being on the North Side of the Road. The site is almost entirely surrounded by residential.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

--

Inner Area

2142 Kendall Drive, Halton Moor

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% primary, 100% health, 100% secondary

Rank (1-5)

5

Access comments

access achievable

5

Local network comments

local congestion. Potential cumulative impact with adjacent sites

3

Mitigation measures

none identified

Total score

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	Knothrop
-----------------	----------

Knothrop 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

Inner Area

2142 Kendall Drive, Halton Moor

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

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	100.00
-----------------	--------

Inner Area

2142 Kendall Drive, Halton Moor

Nearest train station	Cross Gates
Nearest train station distance (m)	2491.01
Nearest bus stop	3361
Nearest bus stop distance (m)	104.37

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Vacant brownfield site, grassed over. Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.

Site affects others?

Sustainability summary

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

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
116	5	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Vacant brownfield site, grassed over. Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.

Inner Area

2143 Neville Road, Halton Moor

Site Details

Easting	434377	Northing	433219	Site area ha	2.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Temple Newsam	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Area of flat Green land in between housing. Surrounded by residential.
--

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

Inner Area

2143 Neville Road, Halton Moor

SHLAA conclusions

Availability: Unavailable

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% primary, 100% health, 100% secondary

Rank (1-5)

5

Access comments

access achievable

5

Local network comments

local congestion. Potential cumulative impact with adjacent sites

3

Mitigation measures

none identified

Total score

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

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

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

Inner Area

2143 Neville Road, Halton Moor

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
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	99.46
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Inner Area

2143 Neville Road, Halton Moor

Nearest train station	Cross Gates
Nearest train station distance (m)	2268.06
Nearest bus stop	4629
Nearest bus stop distance (m)	115.92

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Vacant brownfield site, grassed over. Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.

Site affects others?

Sustainability summary

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

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
177	5	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Part of land available in line with members and officer agreement on level of greenspace.

Inner Area

2144A Cartmell Drive, Halton Moor

Site Details							
Easting	433909	Northing	433005	Site area ha	1.6	SP7	Main Urban Area Infill
HMCA	East Leeds, Inner Area				Ward	Temple Newsam	

Site Characteristics	
Site type	Greenfield

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 unrestricted 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 encroachment

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

Inner Area

2144A Cartmell Drive, Halton Moor

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
11/01258/LA	Outline application for residential development	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	50.28	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	50.28	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	100.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	2778.07
Nearest bus stop	8865
Nearest bus stop distance (m)	27.29

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

2145 **Primrose High School (former), Lincoln Green**

Site Details

Easting	431327	Northing	434337	Site area ha	5.7	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

--

Inner Area

2145 Primrose High School (former), Lincoln Green

SHLAA conclusions

Availability: Short (early) 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

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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	22.24	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	

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

LCC ownership %	97.27
Nearest train station	Leeds City
Nearest train station distance (m)	1996.55
Nearest bus stop	12221
Nearest bus stop distance (m)	185.11
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Expired permission, now likely to go for free school

Inner Area

2146 Barncroft Close, Seacroft

Site Details

Easting	434688	Northing	437032	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Cleared housing site - flat and grassed over in middle of residential area.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

2146 Barncroft Close, Seacroft

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)

4buses per hour, 100% primary, 100% health, 100% secondary

5

Access comments

access achievable

5

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Pedestrian crossing facilities on Easterly road

Total score

14

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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

Inner Area

2146 Barncroft Close, Seacroft

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
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	100.00
-----------------	--------

Inner Area

2146 Barncroft Close, Seacroft

Nearest train station	Cross Gates
Nearest train station distance (m)	3038.34
Nearest bus stop	6701
Nearest bus stop distance (m)	115.91

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Vacant brownfield site, grassed over. Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.

Site affects others?

Sustainability summary

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

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
121	6	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Vacant brownfield site, grassed over. Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.

Inner Area

2147A Askets and Boggarts (A), Seacroft

Site Details

Easting	434144	Northing	436853	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

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 unrestricted 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 encroachment

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

Inner Area

2147A Askets and Boggarts (A), Seacroft

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	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
11/01254/LA	Outline application for residential development	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	98.79
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Nearest train station	Cross Gates
Nearest train station distance (m)	3220.57
Nearest bus stop	1658
Nearest bus stop distance (m)	22.69

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

2147B Askets and Boggarts (B), Seacroft

Site Details

Easting	434310	Northing	436624	Site area ha	5.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

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

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

2147B Askets and Boggarts (B), Seacroft

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% primary, 100% health, 100% secondary

Rank (1-5)

5

Access comments

Various access options available - Boggart Hill Gardens or Kentmere Approach

5

Local network comments

local congestion. Potential cumulative impact with adjacent sites

3

Mitigation measures

may require amendments to existing traffic management and capacity improvements at signals

Total score

13

Highways site support

Yes with mitigation

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact

Network Status

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-specific designations but the main block with the site of the former school, has areas of species-rich grassland and scrub that should be excluded.

Inner Area

2147B Askets and Boggarts (B), Seacroft

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/2147. Mitigation will still be required to ensure impacts on adjacent grassland habitat north of the former school site is addressed i.e. a buffer of minimu

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
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	32.09	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	47.09	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	98.83
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Inner Area

2147B Askets and Boggarts (B), Seacroft

Nearest train station	Cross Gates
Nearest train station distance (m)	2938.81
Nearest bus stop	4003
Nearest bus stop distance (m)	116.62

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Former school site now grassed over. The majority of the site is designated as protected playing pitch (N6) and greenspace (N1) on the existing UDP. Site slopes from north to south, with a cluster of mature trees in the north-west of the site. Loss of greenspace would need to be considered through the greenspace review.

Site affects others?

Sustainability summary

Significant negative - loss of N1 greenspace and N6 playing pitch. Minor negative - ecology mitigation, part greenfield/brownfield. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to education, health and leisure facilities, community participation and flood risk.

Summary of reps

Anti

greenspace in inner-city areas of Leeds needs the fullest protection possible, for the future health of the residents of Leeds.Sports sites are especially important given the health problems, including child obesity, in inner-city Leeds.

Pro

regular attempts are made to secure the site, therefore restricting public access. As such it is difficult to determine how the N1 greenspace can be considered as providing amenity greenspace whilst the sports pitches have not been used since the school was closed and demolished and are deemed unsafe to use. It should also be noted that the cleared site has not been 'grassed over' but vegetation has simply been allowed to grow since demolition.

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
267	9	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Part of site for residential and part for greenspace as agreed with members.

Inner Area

2147C Askets and Boggarts (C), Seacroft

Site Details

Easting	434164	Northing	436534	Site area ha	2.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
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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 unrestricted 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 encroachment

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

Inner Area

2147C Askets and Boggarts (C), Seacroft

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	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
11/01255/LA	Outline application for residential development	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% 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	0.38	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	96.14
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Nearest train station	Cross Gates
Nearest train station distance (m)	2975.24
Nearest bus stop	4003
Nearest bus stop distance (m)	55.76

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

2147D Askets and Boggarts (D), Seacroft

Site Details

Easting	434643	Northing	436413	Site area ha	4.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

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

A large green area in surrounded predominantly by residential. The site is sloping. Currently a path bisects the site.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

2147D Askets and Boggarts (D), Seacroft

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% primary, 100% health, 100% secondary

Rank (1-5)

5

Access comments

Access achievable from Kentmere Approach

5

Local network comments

local congestion. Potential cumulative impact with adjacent sites

3

Mitigation measures

may require amendments to existing traffic management and capacity improvements at signals

Total score

13

Highways site support

yes with mitigation

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact

Network Status

No objection subject to satisfactory mitigation - Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail

Yorkshire Water

Treatment Works

Knothrop

Knothrop 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

Support

Inner Area

2147D Askets and Boggarts (D), Seacroft

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

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	43.99	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	22.66	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	100.00
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Inner Area

2147D Askets and Boggarts (D), Seacroft

Nearest train station	Cross Gates
Nearest train station distance (m)	2561.36
Nearest bus stop	11178
Nearest bus stop distance (m)	53.96

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Located within the main urban area. The eastern half of site is designated greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 34, question G15. The southern side of the site is sloping.

Site affects others?

Sustainability summary

Significant negative - N1 greenspace. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to education, health and leisure facilities and flood risk.

Summary of reps

Anti				
greenspace needs the fullest protection possible, for the future health of the residents of Leeds				
Pro				
Support the allocation of site for housing and deletion of N1 greenspace designation. An overarching view must be taken across the area to ensure that open space is effectively reduced and reconfigured and that the remaining greenspace is of high quality and relates well to new and existing housing areas.				
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
349	9	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site split between housing and greenspace as agreed with members.

Inner Area

2148 **Baileys Lane East, Seacroft**

Site Details

Easting	435445	Northing	436303	Site area ha	1.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
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On-site land uses

Vacant land

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Shops

Other land uses - None

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

2148 Baileys Lane East, Seacroft

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

4buses per hour, 100% primary, 100% health, 100% secondary

Rank (1-5)

5

Access comments

access achievable

5

Local network comments

Potential cumulative impact with adjacent sites

3

Mitigation measures

Capacity improvements at nearby roundabout

Total score

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

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

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.

Inner Area

2148 Baileys Lane East, Seacroft

LCC

Ecology support

Supported

Supported

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	98.01
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Nearest train station	Cross Gates
Nearest train station distance (m)	2037.85
Nearest bus stop	10737
Nearest bus stop distance (m)	82.43

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.

Site affects others?

Sustainability summary

Minor negative - part greenfield/brownfield. Significant positive - greenspace access, greenhouse emissions, transport network and accessibility.Minor positive - access to education, health and leisure facilities, community participation 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.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
236	9	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

To be retained as greenspace

Inner Area

2149 Ramshead Approach, Seacroft

Site Details							
Easting	435572	Northing	436717	Site area ha	3.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Outdoor amenity and open space	
Neighbouring land uses	
Dwellings	
Wholesale distribution	

Other land uses - None

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

Description	
-------------	--

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 preserve this character?	
Character Conclusion	

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

Inner Area

2149 Ramshead Approach, Seacroft

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

4buses per hour, 100% primary, 100% health, 100% secondary

Rank (1-5)

5

Access comments

access achievable onto Ramshead Approach

5

Local network comments

Local congestion issues

3

Mitigation measures

Capacity improvements at nearby roundabout

Total score

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
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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

Inner Area

2149 Ramshead Approach, Seacroft

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

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	91.22		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	87.75
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Nearest train station	Cross Gates
Nearest train station distance (m)	2379.89
Nearest bus stop	7283
Nearest bus stop distance (m)	49.30

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Site within urban area. Majority of the site is designated greenspace (N1) in the existing UDP. Suitable in principle for residential development, subject to greenspace consideration. Loss of greenspace would need to be considered through the greenspace review.

Site affects others?

Sustainability summary

Significant negative - N1 greenspace and greenfield site. Minor negative - waste. Significant positive - greenhouse emissions, transport network and accessibility.

Summary of reps

Anti

greenspace in inner-city areas of Leeds needs the fullest protection possible, for the future health of the residents of Leeds.

Pro

Support the allocation of site for housing and deletion of N1 greenspace designation. An overarching view must be taken across the area to ensure that open space is effectively reduced and reconfigured and that the remaining greenspace is of high quality and relates well to new and existing housing areas.

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				
157	5	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Retain as greenspace

Inner Area

2150A South Parkway and Brooklands, Seacroft

Site Details

Easting	434580	Northing	435728	Site area ha	1.9	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Dwellings

Vacant land

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

Cleared brownfield land surrounded by residential and other cleared areas. Land appears to have no current amenity value.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

2150A South Parkway and Brooklands, Seacroft

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

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SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4bph and good access to services

Rank (1-5)

5

Access comments

various options for acceptable access

5

Local network comments

No known issues with capacity

4

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Network Status

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.

Inner Area

2150A South Parkway and Brooklands, Seacroft

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

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.04	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	98.93
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Nearest train station	Cross Gates
Nearest train station distance (m)	2131.61
Nearest bus stop	9395
Nearest bus stop distance (m)	229.04

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site within the main urban area. Suitable in principle for residential development.

Site affects others?

Sustainability summary

Significant positive - access to greenspace, brownfield site, greenhouse emissions, flood risk and accessibility. Minor positive - transport network and local distinctiveness (improving appearance of 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
225	12	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site within the main urban area. Suitable in principle for residential development.

Inner Area

2150B South Parkway / Brooklands Avenue

Site Details

Easting	434858	Northing	435676	Site area ha	5.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Vacant land

Vacant building

Neighbouring land uses

Vacant land

Dwellings

Other land uses - None

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

Description

Cleared brownfield land surrounded by residential and other cleared areas. Land appears to have no current amenity value.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

2150B South Parkway / Brooklands Avenue

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: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
4buses per hour and good access to services	5
Access comments	
various options for acceptabel access	5
Local network comments	
No known issues with capacity	4
Mitigation measures	Total score
	14
Highways site support	
yes	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	Network Status

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support

Inner Area

2150B South Parkway / Brooklands Avenue

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
13/03680/EXT	Extension of time period for planning permission 10/02225/LA Outline application for residential development to vacant site	A	100
10/02225/LA	Outline application for residential development to vacant site	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	18.07	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	99.68
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Nearest train station	Cross Gates
Nearest train station distance (m)	1882.59
Nearest bus stop	9395
Nearest bus stop distance (m)	205.61

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

2150C South Parkway and Brooklands, Seacroft

Site Details

Easting	434558	Northing	435495	Site area ha	2.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Vacant land

Dwellings

Neighbouring land uses

Dwellings

Vacant land

Other land uses - None

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

Description

Cleared brownfield land surrounded by residential and other cleared areas. Land appears to have no current amenity value.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

2150C South Parkway and Brooklands, Seacroft

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

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SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	Knostrop
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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

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

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Telecoms

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Other

English Heritage	

Inner Area

2150C South Parkway and Brooklands, Seacroft

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	1.92	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	99.91
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Nearest train station	Cross Gates
Nearest train station distance (m)	2019.68
Nearest bus stop	9840
Nearest bus stop distance (m)	113.95

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site within the main urban area. Suitable in principle for residential development. A small part of the site is designated greenspace (N1)on the existing UDP, however this will not affect the development potential of the majority of the site.

Site affects others?

Sustainability summary

Significant positive - access to greenspace, brownfield site, greenhouse emissions, flood risk and accessibility. Minor positive - transport network and local distinctiveness (improving appearance of 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
225	12	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site within the main urban area. Suitable in principle for residential development.

Inner Area

2150D South Parkway and Brooklands, Seacroft

Site Details

Easting	434452	Northing	435527	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

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 unrestricted 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 encroachment

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

Inner Area

2150D South Parkway and Brooklands, Seacroft

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	

LCC

Ecology support	
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Ecology boundary

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Education comments

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Flood Risk

--	--	--	--

Utilities

Gas			

Electric

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Fire and Rescue

--	--	--	--

Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
10/04368/LA	Outline Application to layout access and erect residential development	A	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	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	98.92
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Nearest train station	Cross Gates
Nearest train station distance (m)	2127.38
Nearest bus stop	9841
Nearest bus stop distance (m)	148.61

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3009 Former Leeds Industrial Co Op Society Ltd Dairy Depot

Site Details

Easting	427971	Northing	431853	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Wholesale distribution

Neighbouring land uses

Indoor sport facility

Other

Other land uses

MOT garage/car dealership

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

Description

Site is private waste ground with no amenity value. Overgrown brownfield land.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

3009 Former Leeds Industrial Co Op Society Ltd Dairy Depot

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

SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility

5

Access comments

Access achievable

5

Local network comments

spare capacity but some cumulative issues

4

Mitigation measures

Total score

14

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

Inner Area

3009 Former Leeds Industrial Co Op Society Ltd Dairy Depot

LCC	
Ecology support	Supported
Supported	
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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	0.29
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Nearest train station	Cottingley
Nearest train station distance (m)	1876.48
Nearest bus stop	9863
Nearest bus stop distance (m)	55.55

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Not within residential area. Site better suited for employment use.

Site affects others?

Sustainability summary

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

Summary of reps

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
311	7	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Not within residential area. Site better suited for employment use.

Inner Area

3015 Benyon House

Site Details

Easting	431170	Northing	428283	Site area ha	2.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Middleton Park	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Office

Storage

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Other land uses - None

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

Description

Cleared site except for tower to front of site with mobile communication equipment affixed. Site has excellent access onto a roundabout and an ASDA and local retail centre nearby. Across the road is residential.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

3015 Benyon House

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: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% primary, 100% health, 0% secondary

Rank (1-5)

4

Access comments

access achievable

5

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Total score

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

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

Inner Area

3015 Benyon House

LCC	
Ecology support	Supported
Supported	
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
13/05148/DEM	Determination for demolition of warehouse and offices	A	95
09/01727/FU	Single storey retail store, with service yard, car parking and landscaping	R	95
10/04652/FU	Single storey retail store with service yard, car parking and landscaping	W	95
11/04785/EXT	Extension of time of planning application 08/06735/FU for replacement 25m high lattice telecommunications mast to chimney of offices	W	100

Spatial relationships

UDP Designations

Core Strategy

Inner Area

3015 Benyon House

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	3.51
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	4186.46
Nearest bus stop	5609
Nearest bus stop distance (m)	87.31

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.

Site affects others?

Sustainability summary

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

Summary of reps

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
76	5	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Site is suitable for residential or mixed use. Agreed with members.

Inner Area

3081A Robin Hood West

Site Details

Easting	432369	Northing	427859	Site area ha	14.2	SP7	Smaller Settlement Extension
HMCA	Inner Area, Outer South				Ward	Ardsley and Robin Hood	

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	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Green Belt site. The site is well connected to the urban area. It is a flat site with a long road frontage providing easy access for residential development. It is agricultural land.

Greenbelt Assessment

1. Check the unrestricted 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 unrestricted 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 encroachment

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 preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Inner Area

3081A Robin Hood West

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

It is considered that the separation of settlements function of Green Belts is maintained by the adjacent field (site B) and the motorway

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 40% primary, 0% health, 40% secondary

Rank (1-5)

4

Access comments

access achievable onto wakefield road

5

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact

Network Status

Likely to require significant physical mitigation

Network Rail

Yorkshire Water

Treatment Works

Lemonroyd

There is limited capacity at Lemonroyd for some new development. 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.

Inner Area

3081A Robin Hood West

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 secondary children. New 1FE primary school required.

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	99.94	% 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	0.01	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	

Inner Area

3081A Robin Hood West

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4614.96
Nearest bus stop	10715
Nearest bus stop distance (m)	235.60

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The site is well connected to the urban area. It is a flat site with a long road frontage providing easy access for residential development. The larger site has been split in two and it is considered that the separation of settlements function of Green Belts is maintained by the adjacent field (site B) and the motorway. Part of the site is within Outer South area, part in adjacent Inner Area (3.60ha, 94 capacity in adjacent area).

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health facilities and pollution. Minor positive - access to greenspace, flood risk and highway network.

Summary of reps

Anti

The area does not need more housing. The schools already are overcrowded. The truck road is too busy. This should not be allowed to go ahead. We need green space.

This site abuts the M1 motorway and on that basis it is not considered that the fullness of the site can be delivered primarily to noise issues. This designation should be reduced in half in order to protect the future amenity of occupiers. No residents consulted or informed until 2 days ago! Why no meetings? Communication?

Utter disgust at this proposal. The land was for sale as agricultural only. Some back hand tactics have been in action. At no stage have we been consulted. We don't want to look out at a housing estate. The Council are rubbish!

By making Middleton Ave a through road would increase the traffic and thus make it unsafe environment for the numerous young children we have living in this street, thus putting them at risk of being injured.

Extensive housing on this planned site would seriously erode the split between Middleton/Rothwell/Robin Hood,

The development is in a rural location and is not sustainable.

Site is within the Rhubarb triangle
The Lofthouse site lies in the centre of the world famous Rhubarb Triangle, a rural location that adds to the rural image when visitors come to see the Rhubarb fields and view the forced rhubarb growing in the forcing sheds. The surrounding fields of crops growing is what needs to be seen not a huge field covered with boxy houses. I feel that the development will be harmful to the character of the area as the land sits in an area that still has a rural feel and if the land is on Green Belt then this should be kept as such.

We appear to be losing the rural element to the area which would restrict dog walkers , family walks etc

Issues around emergency services coverage as 'there has been talk of the Rothwell Fire Station and the Hunslet Fire Station both to be closed down'.

The utility providers struggle already with current demand, we endure numerous power cuts and reduced water pressure on a regular basis which will be exacerbated with any potential increase in housing

The agricultural land in this area absorbs huge amounts of rain fall. Concreting over the acres of land in the proposal will place a HUGE QUANTITY of rain water into the already stressed, inadequate drainage systems and could lead to floodings and water table effects.

Consider the effect on Angel Row (built 1890s), whose gardens face directly onto the site. New buildings would ruin the character of the area and properties. The view and privacy these houses have is a vital USP for the property. I feel that the loss of both of these aspects would cause a significant depreciation in their value at great cost to the residents.I also have other concerns regarding the properties. I would like to make it clear that there is an access right at the back of the properties. My property extends past the fence at the end of the garden

Up to 400 homes suggests that at least 300 children will need schooling and play areas. There is already an issue in our area concerning children hanging around on the streets.

There are nationwide concerns about the miles our food travels before it arrives in our shops so it is outrageous that productive farmland is being considered as building plots.

The old lead works on Leadwell Lane has currently been demolished and the land is an eyesore it attracts anti social behaviour such as quadding, motor biking, fires, travellers and is currently no use for anything. Why commit land which is used to grow food and obviously

3081A Robin Hood West

keeps people in work to do this when you could use the above derelict land.				
there would be no separation between Robin Hood and Middleton .				
Pros				
I would support smaller developments of 30-35 houses, but not huge housing developments as they are not sustainable as the infrastructure is only coping at the moment. Another idea I might support for the Lofthouse site is that if it was appropriate or if there was a need for it from the community, it would be for Lofthouse to have its own Junior and Infants School and possibly a Community Centre. If there is a need for school places this would help alleviate the lack of places in this area and would give Lofthouse more of its own identity whereby the children would go to their own school in their own area. All the schools in the area are very good schools. This use of the land for a school would not be as intrusive or unattractive as 234 modern boxy houses looking very much the same.				
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
180				
Yes	Yes	12	Yes	

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site is not required to meet the housing numbers due to local preference for alternative sites. There is a possibility for a 2FE primary school on the site.

Inner Area

3081B Robin Hood West

Site Details

Easting	432133	Northing	427853	Site area ha	8	SP7	Smaller Settlement Extension
HMCA	Inner Area				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	
Transport tracks and ways	

Other land uses - None

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

Description	
Site is flat and level and predominantly used for agriculture.	

Greenbelt Assessment

1. Check the unrestricted 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?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted 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 encroachment

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 preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Inner Area

3081B Robin Hood West

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

Green Belt site. Not well related to the urban area and no existing defensible boundary. Development would constitute urban sprawl.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

western part of 3081 not as good as eastern side

Rank (1-5)

3

Access comments

access achievable onto wakefield road

5

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Total score

12

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

Likely to require significant physical mitigation - Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Rothwell/Oulton cluster.

Network Rail

Yorkshire Water

Treatment Works

Lemonroyd

There is limited capacity at Lemonroyd for some new development. 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.

Inner Area

3081B Robin Hood West

LCC

Ecology support

Supported

Supported

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

Spatial relationships

UDP Designations

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	0.06	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.06	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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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Nearest train station	Woodlesford
Nearest train station distance (m)	4844.88
Nearest bus stop	9329
Nearest bus stop distance (m)	356.94

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Not well related to the urban area and no existing defensible boundary. Development would constitute urban sprawl.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to education and health facilities and pollution. Minor positive - access to greenspace, flood risk and transport network.

Summary of reps

Pro
NPPF - We strongly support the authority's assessment that the site has low potential to lead to unrestricted sprawl. The development of the site will not result in the merging of Robin Hood with another settlement. The site also benefits from readily recognisable and permanent physical boundaries that define the western extent of the site. It is therefore our view that the development of the site will not lead to coalescence. As demonstrated above and in the accompanying Vision Document [see representation], the site is not subject to any technical or environmental constraints that would prevent it from coming forward and is achievable without significant adverse environmental impacts (NPPF, para 152). Its allocation would be in conformity with the spatial development strategy in the Core Strategy and would ensure the long term sustainable growth of Robin Hood/Lofthouse.

Anti
Agricultural land, The land has been a farm for over 100 years, I find it totally irresponsible that you think it is your place to destroy what has been built up for 100's of years for the sake of a housing estate that no one in the local area wants.

Size/scale of proposal detrimental to character of village,
Greenbelt land should be preserved
Volume of houses (373 houses) unsustainable by local amenities and infrastructure
Conservation/Heritage, this area forms part of the rhubarb triangle,
Crime, there is already a problem with youths coming through the motorway tunnel from Middleton LS10 to Middleton Lane/Avenue LS26 to commit petty crimes i.e shed break ins- so the extra new houses will be like a honey pot to them.
Traffic congestion and pollution

Lack and disregard of consultation, This is given the complete and absolute disregard for consultation and notification of the proposed plans them-self, by giving LESS THAN 3 DAYS notice to object.
I would kindly like to have a list of newspapers, circulars, internet web addresses, posters, advertisers etc and dates of listings together with examples of all media used by the council, to advise citizens about this development as NO ONE had seen or heard anything about the proposal until yesterday around 3pm.

Brownfield first
Safety, Junction of Sharp Lane, Copley Lane and Wakefield Road are a black spot and adding 373 vehicles to this will not make things any better
Eyesore
Lack of emergency services, there has been talk of both Rothwell and Hunslet Fire Stations to be closed down
Access rights, I would like to make it clear that there is an access right at the back of the properties. My property extends past the fence at the end of the garden.
There are other new developments in Robin Hood but they are not selling with any speed because nobody has the money to buy them. Why will this development prove to be any different?
Extensive housing on this planned site would seriously erode the split between Middleton/Rothwell/Robin Hood
Wildlife/ biodiversity impact

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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
180	12	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

Inner Area

3081B Robin Hood West

DPP Allocation Conclusion

Green Belt site. Not well related to the urban area and no existing defensible boundary. Development would constitute urban sprawl.

Inner Area

3137 **Leeds Girls High School**

Site Details

Easting	428691	Northing	435547	Site area ha	2.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Headingley	

Site Characteristics

Site type	Brownfield
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On-site land uses	
Outdoor sport facility	
Education	

Neighbouring land uses	
Dwellings	
Office	

Other land uses - None

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

Description	Site of old School. A mixture of existing buildings, sports areas, open space, trees and access roads and parking. Site very much intact from the previous use. Internally sloping.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

3137 Leeds Girls High School

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

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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 Core Strategy standards met schools/health/rail, some local services distant

5

Access comments

No vehicle access from Headingley Lane, mitigation to TROs on Victoria Road

4

Local network comments

Local congestion but brownfield site with mitigation measures

4

Mitigation measures

Alterations to waiting restrictions on Victoria Road

Total score

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
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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.

Inner Area

3137 Leeds Girls High School

LCC	
Ecology support	Supported
Supported - but bat roost on site.	
Ecology boundary	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	<p>This site lies within the Headingley Conservation Area and includes the former Leeds High School for Girls which is a Grade II Listed Building. 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 and the buildings on it make to the character of the 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 the open area at the southern end of this site makes an important contribution to the character of the Conservation Area, then that too should be retained. 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, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset are not harmed.</p>
Natural England	

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
12/01236/FU	Outline planning application including layout, scale and means of access for 48 dwellings (C3 Use Class) and full application for conversion and extension of the main school building and stable block to form 36 dwellings (C3 Use Class).	A	93
14/02073/OT	Outline planning application for the amendments to the layout of extant planning permission 12/01236/FU for demolition and partial demolition of former school buildings and to provide 50 Townhouses, 19 Apartments and 1 dwelling at Rose Court Lodge	A	93

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	51.24	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Burley Park
Nearest train station distance (m)	872.70
Nearest bus stop	4495
Nearest bus stop distance (m)	63.02

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Outline planning application for 48 dwellings and conversion approved Dec 2012 (12/01236/FU).

Site affects others?

Sustainability summary

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

Summary of reps

Pro
General support. Has current planning permission

Anti
Conservation/Heritage. Traffic congestion. Loss of greenspace. This site is in a deprived inner-city area of Leeds which is desperate for sports provision and greenspace for the health of its residents who on average die ten years younger than people living in the outer areas of Leeds.

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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
67	30	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site on edge of large residential area to south. Goof public transport access. Line of NGT. Suitable for housing.

Inner Area

3142 Malvern Rise, LS11

Site Details

Easting	429439	Northing	431539	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

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 unrestricted 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 encroachment

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

Inner Area

3142 Malvern Rise, LS11

SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
13/02227/FU	External works including hard and soft landscaping; infilling of undercroft; elevational cladding treatment to front/entrance elevations	A	70

Inner Area

3142 Malvern Rise, LS11

10/02777/LA	Variation of condition number 7 of application no. 08/04272/LA (provision of public transport improvements)	A	99
10/02778/LA	Removal of conditions 3 and 4 and variation of conditions 5 and 6 of application no. 08/04272/LA (3, affordable housing provision, 4, amended number of dwellings, 5, provision of additional educational facilities and 6, provision of green space and leisure facilities.)	A	99
10/02952/EXT	Extension of time application for application number 08/04272/LA , Outline application for residential development	A	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	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		
Sch. Ancient Mon.	0.00		
Core Strategy			
Main Urban Area	100.00	% overlap	
Major Settlement	0.00		
Minor Settlement	0.00		
Overlaps Urban Extension	<input checked="" type="checkbox"/>		
Regeneration Areas			
Inner South RA	100.00	% 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	Leeds City
Nearest train station distance (m)	1671.11
Nearest bus stop	1480
Nearest bus stop distance (m)	158.15
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3143 **Cambrian Street, LS11**

Site Details

Easting	429356	Northing	431813	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

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	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

A large green area between in a residential area and to the south of the east-west M621. Overlaps with and N1 area to the north. The are is green and slightly undulating.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

--

Inner Area

3143 Cambrian Street, LS11

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)

Good accessibility

5

Access comments

Access from Normanton Place

5

Local network comments

spare capacity but some cumulative issues

4

Mitigation measures

Total score

14

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

Inner Area

3143 Cambrian Street, LS11

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
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	9.49	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.27	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	100.00	% 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
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Nearest train station	Leeds City
Nearest train station distance (m)	1418.62
Nearest bus stop	3591
Nearest bus stop distance (m)	221.21

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site within urban area. Currently open space but not designated as greenspace on the existing UDP. Suitable in principle for residential development.

Site affects others?

Sustainability summary

Significant negative - openspace (not)/access to greenspace and greenfield. Minor negative - pollution. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to education, health and leisure facilities and flood risk.

Summary of reps

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.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
131	8	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site is a green wedge between a motorway and large residential area. Site does not include N1 to the north. Suitable for housing.

Inner Area

3144 **Fairfax Road, LS11**

Site Details

Easting	429156	Northing	431500	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

3144 Fairfax Road, LS11

SHLAA conclusions

Availability: Short (early)

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

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

App Number	Proposal	Decision	% of site
10/05218/RM	Reserved matters application for residential development of 21 dwelling houses, public open space, highways works, car parking and landscaping	A	100

Inner Area

3144 Fairfax Road, LS11

10/02949/EXT	Extension of time application for application number 08/04335/LA , Outline application for residential development	A	100
10/02784/LA	Removal of conditions 3 and 5 and variation of conditions 4 and 6 of application no. 08/04335/LA (3, affordable housing provision, 4, amended number of dwellings, 5, provision of additional educational facilities and 6, provision of green space and leisure facilities.)	A	100
10/02781/LA	Removal of condition number 7 of application no. 08/04335/LA (provision of public transport improvements)	A	100

Spatial relationships

UDP Designations			
N32 Greenbelt	0.00	% overlap	
N34 PAS	0.00		
RL1 Rural Land	0.00		
N1 Greenspace	28.53		
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.02		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		
Sch. Ancient Mon.	0.00		

Core Strategy			
Main Urban Area	100.00	% overlap	
Major Settlement	0.00		
Minor Settlement	0.00		
Overlaps Urban Extension	<input checked="" type="checkbox"/>		

Regeneration Areas			
Inner South RA	100.00	% 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 %	99.79
Nearest train station	Leeds City
Nearest train station distance (m)	1774.38
Nearest bus stop	10170
Nearest bus stop distance (m)	80.30
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3145 Bismarck Street, LS11

Site Details

Easting	429953	Northing	431560	Site area ha	1.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

--

Inner Area

3145 Bismarck Street, LS11

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)
Good accessibility	5
Access comments	
Existing access points adequate	5
Local network comments	
spare capacity	4
Mitigation measures	Total score
	14
Highways site support	
Yes	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported	

Ecology boundary

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Education comments

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Inner Area

3145 Bismarck Street, LS11

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
10/05220/RM	Reserved matters application for residential development comprising 40 flats in 2 and 3 storey blocks and 30 dwelling houses, highways works, car parking and landscaping	A	99
10/02787/LA	Removal of condition number 7 of application no. 08/04334/LA (provision of public transport improvements)	A	99
10/02951/EXT	Extension of time application for application number 08/04334/LA , Outline application for residential development	A	99
10/02788/LA	Removal of conditions 3 and 5 and variation of conditions 4, and 6 of application no. 08/04334/LA (3, affordable housing provision, 4, amended number of dwellings, 5, provision of additional educational facilities and 6, provision of green space and leisure facilities.)	A	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	5.52	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	<input checked="" type="checkbox"/>
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		
Regeneration Areas		
Inner South RA	100.00	
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.99
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Nearest train station	Leeds City
Nearest train station distance (m)	1651.98
Nearest bus stop	13795
Nearest bus stop distance (m)	131.69

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3146 Holbeck Towers, LS11

Site Details

Easting	429320	Northing	432172	Site area ha	2.3	SP7	Main Urban Area Infill
HMCA	City Centre, Inner Area				Ward	Beeston and Holbeck	

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

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

3146 Holbeck Towers, LS11

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
10/05214/RM	Reserved matters application for residential development (up to 7 storeys) of 74 flats and 34 dwelling houses, public open space, associated highways work, car parking and	A	99

Inner Area

3146 Holbeck Towers, LS11

	landscaping		
10/02887/EXT	Extension of time application for application number 08/03018/LA , Outline application for residential development	A	99
14/02519/COND	Consent, agreement or approval of conditions 3, 6, 10, 11, 12, 13, 14, 15, 17, 20, 22, 23, 25, 28, 30, 31, 32, 33 and 34 of Planning Application 10/02780/LA	INT	99
10/02779/LA	Removal of condition number 7 of application no. 08/03018/LA (provision of public transport improvements)	A	99
14/02422/COND	Consent, agreement or approval required by conditions 1, 2, 3 and 4 of Planning Application 10/05214/RM	A	99
10/00028/LA	Demolition of 5 blocks of flats and associated garage blocks	NR	99
10/02780/LA	Removal of conditions 3 and variation of conditions 4, 5, 6, 18,19, of application no. 08/03018/LA (3, affordable housing provision, 4, amended number of dwellings, 5, provision of additional educational facilities and 6, provision of green space and leisure facilities, 18, land contamination investigation, 19, submission of remediation statement.)	A	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	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	100.00	% 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 %	99.96
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Nearest train station	Leeds City
Nearest train station distance (m)	1084.96
Nearest bus stop	5957
Nearest bus stop distance (m)	207.77

Agricultural classification	Urban
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Inner Area

3146 Holbeck Towers, LS11

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3147 **Waverley Garth, LS11**

Site Details

Easting	429716	Northing	431523	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

3147 Waverley Garth, LS11

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

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
10/02955/EXT	Extension of time application for application number 08/04274/LA , Outline application for residential development	A	99

Inner Area

3147 Waverley Garth, LS11

10/02783/LA	Removal of conditions 3 and 4 and variation of conditions 5 and 6 of application no. 08/044274/LA (3, affordable housing provision, 4, amended number of dwellings, 5, provision of additional educational facilities and 6, provision of green space and leisure facilities.)	A	99
13/02228/FU	External works including hard and soft landscaping; infilling of undercrofts; elevational cladding treatment to front/entrance elevations	A	77
13/04874/FU	Amendment to approval 13/02228/FU involving creation of parking bays and alterations to highway layout including changes to levels		77
10/02782/LA	Variation of condition number 7 of application no. 08/04274/LA (provision of public transport improvements)	A	99
13/05918/FU	Amendment to approval 13/02228/FU involving creation of parking bays and alterations to highway layout including changes to levels	A	77

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	100.00	% 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	Leeds City
Nearest train station distance (m)	1668.60
Nearest bus stop	1140
Nearest bus stop distance (m)	105.59
Agricultural classification	Urban

Inner Area

3147 Waverley Garth, LS11

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3148 Oatland Lane, LS7

Site Details

Easting	430352	Northing	434767	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

3148 Oatland Lane, LS7

SHLAA conclusions

Availability: Unknown Suitability: Suitable Achievability: Uncertain

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
10/02950/EXT	Extension of time application for application number 08/02852/LA , Outline application for 7 retail units, 1 housing office, 1 community centre and residential	A	99

Inner Area

3148 Oatland Lane, LS7

	development		
14/01572/FU	2 storey building to form enlarged school and single storey community centre and housing office.	A	51
10/05213/RM	Reserved matters application for 7 retail units, 1 housing office, 1 community centre and residential development	A	99
10/02790/LA	Removal of conditions 4 and 6 and variation of condition 5, of application no. 08/02852/LA (4, affordable housing provision, 6, provision of educational facilities, 5, amended number of dwellings.)	A	99
10/02789/LA	Variation of condition no. 8 of application no. 08/02852/LA (Provision of highways and transport improvements)	A	99

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	32.62	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	99.98
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Nearest train station	Leeds City
Nearest train station distance (m)	1708.72
Nearest bus stop	6855
Nearest bus stop distance (m)	111.18

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Inner Area

3148 Oatland Lane, LS7

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
Site no longer available - permission office and school

Inner Area

3149 Carlton Gate, LS7

Site Details

Easting	430304	Northing	434551	Site area ha	3.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

3149 Carlton Gate, LS7

SHLAA conclusions

Availability: Short (early)

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

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
14/00826/COND	Consent, agreement or approval required by conditions 4, 8, 9, 10, 12, 13, 14, 18, 19, 21, 23, 24, 28, 30, 31, 32, 33 and 35 of Planning Application 10/02792/LA		96

Inner Area

3149 Carlton Gate, LS7

09/05620/LA	Demolition of 2 blocks of flats and 3 blocks of maisonettes	NR	98
14/02976/COND	Consent, agreement or approval required by conditions 3 and 8 of Planning Application 10/05212/RM	A	97
10/02791/LA	Variation of condition no. 8 of application no. 08/02857/LA (Provision of highways and transport improvements)	A	97
14/00829/COND	Consent, agreement or approval required by conditions 3, 4, 5, 8, 9, 11 and 12 of Planning Application 10/05212/RM	SPL	97
10/05212/RM	Reserved matters application for residential development of 68 flats and 45 dwelling houses, public open space, associated highways work, car parking and landscaping	A	97
10/02792/LA	Variation of conditions numbers 4, 5, 6, 7, 17, 18 of application number 08/02857/LA (4, affordable housing provision, 5, amended number of dwellings, 6, provision of additional educational facilities, 7, provision of green space and leisure facilities,17, provision of a land contamination report and 18, commencement of remedial works.)	A	96
14/9/00103/MOD	Reserved matters application for residential development of 68 flats and 45 dwelling houses, public open space, associated highways work, car parking and landscaping NON MATERIAL AMENDMENT to : 10/05212/RM: Block 1, 2, 3, 6, 7, 8 and 9	M01	97
10/02886/EXT	Extension of time application for application number 08/02857/LA , Outline application for residential development	A	97

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	9.75	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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	Leeds City
Nearest train station distance (m)	1491.31
Nearest bus stop	3846
Nearest bus stop distance (m)	174.37
Agricultural classification	Urban

Inner Area

3149 Carlton Gate, LS7

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3150 Leicester Place, LS7

Site Details

Easting	430089	Northing	434792	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

The site is used as open space and provides a buffer between the housing estate and highway. It is Green flat land surrounding the residential units.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

Inner Area

3150 Leicester Place, LS7

SHLAA conclusions

Availability: Short (early)

Suitability: Unsuitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Strategy standards close to Blenheim Terrace and city centre

5

Access comments

Access from Hawkins Drive may require improvements to junction

4

Local network comments

Possible cumulative impact but ok for 31 units

5

Mitigation measures

none

Total score

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

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

Inner Area

3150 Leicester Place, LS7

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
13/04037/COND	Consent, agreement or approval required for conditions 3, 4, 5, 6, 9, 10, 11, 17 and 18 for Planning Application 10/05208/FU	SPL	99
12/9/00128/MOD	Refurbishment of dwelling houses (including some recladding) new boundary walls, alley gates and landscaping NON MATERIAL AMENDMENT to 10/05208/FU: Change to bin store siting and increase in car parking provision	M01	99
10/05208/FU	Refurbishment of dwelling houses (including some recladding) new boundary walls, alley gates and landscaping	A	99

Spatial relationships

UDP Designations

Core Strategy

Inner Area

3150 Leicester Place, LS7

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	99.99
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Nearest train station	Leeds City
Nearest train station distance (m)	1649.16
Nearest bus stop	8509
Nearest bus stop distance (m)	65.41

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Although not designated as greenspace on the existing UDP, the site is used as open space and provides a buffer between the housing estate and highway.

Site affects others?

Sustainability summary

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

Summary of reps

Anti
Lack of infrastructure to support further housing development . Provides greenspace in a densely populated area

Metro
Red Sites within the Core Public Transport Network
Table 5 below contains sites that are 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 (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
28	10	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is used as open space and provides a buffer between the housing estate and highway. It is Green flat land surrounding the residential units.

Inner Area

3153 **Seacroft Crescent, LS14**

Site Details

Easting	435645	Northing	436185	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Outdoor amenity and open space

Car Parks

Neighbouring land uses

Vacant building

Medical and Health care services

Shops

Other land uses - None

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

Description

Site is a combination of Car Park and and landscaped land next to health facility. Part of the site also appears to be a thoroughfare connecting the Tesco's to parts of Seacroft. A mature tress also populate the site.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

3153 Seacroft Crescent, LS14

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: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility

5

Access comments

Access ok from Seacroft Crescent

5

Local network comments

congestion issues

3

Mitigation measures

Total score

13

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.

Inner Area

3153 Seacroft Crescent, LS14

LCC	
Ecology support	Supported
Supported	

Ecology boundary	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	
There are three Grade II Listed Buildings to the east and south of this area (The Grange, its Coach House and Service Range and the Cricketer's Arms). 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 these assets 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

Spatial relationships

UDP Designations	Core Strategy
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Inner Area

3153 Seacroft Crescent, LS14

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	100.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	8.51
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Nearest train station	Cross Gates
Nearest train station distance (m)	1852.63
Nearest bus stop	2040
Nearest bus stop distance (m)	72.38

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Previous permission for care home so principle of residential use has been established and is acceptable.

Site affects others?

S106 signed to only allow development approved by 08/05000/OT after redevelopment of The Grange (site 292). Site to be used as enabling development, C3 care home additional properties for The Grange.

Sustainability summary

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

Summary of reps

Pro
The RPT supports the proposed change to Seacroft Centre Boundary along the northern section of Seacroft Crescent and along North Parkway and York Road. However over the coming years there is potential for Seacroft Centre to change further through the possibility of service colocation which may reduce the land demand for ‘town centre uses’ particularly to the west of Seacroft Crescent.

Alternative
Seacroft CrescentSupport the allocation of site for housing, although could also be consider as a site for the colocation of services at Seacroft Centre.

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
112	8	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site is a combination of Car Park and and landscaped land next to health facility. Part of the site also appears to be a thoroughfare connecting the Tesco's to parts of Seacroft. A mature tress also populate the site. Not suitable.

Inner Area

3165 66 to 68 Victoria Road Headingley

Site Details

Easting	428185	Northing	435453	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Headingley	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

3165 66 to 68 Victoria Road Headingley

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

--	--	--	--

Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
10/00478/FU	4 storey side extensions to form 6 two bedroom flats	A	100

Inner Area

3165 66 to 68 Victoria Road Headingley

13/04823/FU	Two 4 storey side extensions to provide 6 flats with parking	A	100
14/02822/FU	Amendments to previous planning permission 13/04823/FU to substitute 2No. maisonettes at first and second floor levels with 4No. flats; additional window to fourth floor rear elevation	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Burley Park
Nearest train station distance (m)	395.83
Nearest bus stop	506
Nearest bus stop distance (m)	99.67

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3191 Meynell Heights, LS11

Site Details

Easting	429201	Northing	432346	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
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On-site land uses

Dwellings

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Other land uses - None

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

Description

Site is an occupied tower block.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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Inner Area

3191 Meynell Heights, LS11

SHLAA conclusions

Availability: Unavailable

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good accessibility

Rank (1-5)

5

Access comments

Access ok from Meynell Approach

5

Local network comments

spare capacity but some cumulative issues

4

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop 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 with mitigation
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Supported with mitigation to plant a native species-rich hedgerow/band of native scrub along the boundary with St. Matthews Churchyard LNA.

Inner Area

3191 Meynell Heights, LS11

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
13/04032/COND	Consent, agreement or approval of conditions 3, 4, 5, 7, 8, 9 and 14 of Planning Application 10/05225/FU	A	100
10/05225/FU	Refurbishment of dwelling houses and flats (including some recladding) new boundary walls, alley gates and landscaping	A	100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	7.61	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	7.61	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	100.00	% 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 %	99.98
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Nearest train station	Leeds City
Nearest train station distance (m)	977.33
Nearest bus stop	14268
Nearest bus stop distance (m)	65.59

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site within urban area. Suitable in principle for housing.

Site affects others?

Sustainability summary

Minor negative - ecology mitigation. Significant positive - brownfield site, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to education, health and leisure facilities and greenspace and community participation.

Summary of reps

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.

Distance to Core Network (Centre of site) Primary Health	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to
175	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site is an occupied tower block. Not suitable.

Inner Area

3193 Folly Lane, LS11

Site Details

Easting	429722	Northing	431679	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

--

Inner Area

3193 Folly Lane, LS11

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

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

App Number	Proposal	Decision	% of site
10/02786/LA	Removal of conditions 3 and 5 variation of conditions 4 and 6 of application no. 08/03012/LA (3, affordable housing provision, 4, amended number of dwellings, 5, provision of	A	100

Inner Area

3193 Folly Lane, LS11

	additional educational facilities and 6, provision of green space and leisure facilities.)		
10/02947/EXT	Extension of time application for application number 08/03012/LA , Outline application for residential development	A	100
10/05227/RM	Reserved matters application for residential development of 12 dwelling houses 6 flats, car parking and landscaping	A	100
13/05749/COND	Consent, agreement or approval required by conditions, 1, 2 and 4 of Planning Application 10/05227/RM	A	100
10/02785/LA	Removal of condition number 7 of application no. 08/03012/LA (provision of public transport improvements)	A	100
13/05805/COND	Consent, agreement or approval required by conditions 5, 6, 7, 8, 9, 10, 11, 13, 16, 21, 24, 26, 27, 28, 29 and 30 of Planning Application 10/02786/LA	A	100
14/9/00040/MOD	Reserved matters application for residential development of 12 dwelling houses 6 flats, car parking and landscapingNON MATERIAL AMENDMENT of 10/05227/RM to removal of one ground floor window, and relocation of one first floor window, on side elevation of plot 15.	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	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	100.00	% 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 %	99.98
Nearest train station	Leeds City
Nearest train station distance (m)	1512.63
Nearest bus stop	255
Nearest bus stop distance (m)	57.67
Agricultural classification	Urban

Inner Area

3193 Folly Lane, LS11

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3194 **Malvern Road, LS11**

Site Details

Easting	429589	Northing	431589	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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

Description	
-------------	--

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

--

Inner Area

3194 Malvern Road, LS11

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

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
10/02954/EXT	Extension of time application for application number 08/04276/LA , Outline application for residential development	A	100

Inner Area

3194 Malvern Road, LS11

10/02776/LA	Removal of conditions 3 and 5 and variation of conditions 4 and 6 of application no. 08/04276/LA (3, affordable housing provision, 4, amended number of dwellings, 5, provision of additional educational facilities and 6, provision of green space and leisure facilities.)	A	100
13/05866/COND	Consent, agreement or approval required by conditions 5, 6, 7, 8, 9, 10, 11, 13, 16, 21, 24, 26, 27, 28, 29 and 30 of Planning Application 10/02776/LA	A	100
10/05217/RM	Reserved matters application for residential development of 15 dwelling houses and 6 flats, car parking and landscaping	A	100
10/02775/LA	Removal of condition number 7 of application no. 08/04276/LA (provision of public transport improvements)	A	100
13/05750/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 10/05217/RM	A	100

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	0.00	Main Urban Area	100.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00	Regeneration Areas	
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	Inner South RA	100.00
Proposed Local Centre	0.00	LB Corridor RA	0.00
Overlaps N37 SLA	<input type="checkbox"/>	EASEL RA	0.00
Sch. Ancient Mon.	0.00	Aire Valley RA	0.00
		West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	99.87
Nearest train station	Leeds City
Nearest train station distance (m)	1605.41
Nearest bus stop	5660
Nearest bus stop distance (m)	27.93
Agricultural classification	Urban

Inner Area

3194 Malvern Road, LS11

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3195 **St Luke's Green, LS11**

Site Details

Easting	429458	Northing	431706	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

3195 St Luke's Green, LS11

SHLAA conclusions

Availability: Short (early)

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

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
14/02865/COND	Consent, agreement or approval required by conditions 5, 6, 7, 8, 9, 10, 11,13, 16, 19, 21, 24, 26, 27, 28, 29 and 30 of Planning Application 10/02774/LA	A	100

Inner Area

3195 St Luke's Green, LS11

10/05219/RM	Reserved matters application for residential development of 19 dwelling houses, public open space, highways works, car parking and landscaping	A	100
10/02774/LA	Removal of conditions 3 and 5 and variation of conditions 4 and 6 of application no. 08/04066/LA (3, affordable housing provision, 4, amended number of dwellings, 5, provision of additional educational facilities and 6, provision of green space and leisure facilities.)	A	100
14/02778/COND	Consent, agreement or approval required by conditions 1, 2 and 4 of Planning Application 10/05219/RM	A	100
10/02773/LA	Removal of condition number 7 of application no. 08/04066/LA (provision of public transport improvements)	A	100
10/02957/EXT	Extension of time application for application number 08/04066/LA , Outline application for residential development	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	100.00	% 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	Leeds City
Nearest train station distance (m)	1503.26
Nearest bus stop	5660
Nearest bus stop distance (m)	201.33
Agricultural classification	Urban

Inner Area

3195 St Luke's Green, LS11

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3197 Cambridge Road, LS6

Site Details

Easting	430158	Northing	435109	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Greenfield
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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

This is green flat land that is effectively a buffer/landscaping between the existing residential units and the road. Opposite the site (across the road) is an area of N1 Greenspace.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

Inner Area

3197 Cambridge Road, LS6

SHLAA conclusions

Availability: Short (early)

Suitability: Unsuitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Core Strategy standards but lacking some local services and rail

Rank (1-5)

4

Access comments

Adequate frontage Cambridge Road

5

Local network comments

Previous approval on the site some mitigation

4

Mitigation measures

previously approved scheme

Total score

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
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Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop 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
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Supported

Inner Area

3197 Cambridge Road, LS6

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
10/05221/FU	Refurbishment of dwelling houses and flats (including some recladding) new boundary walls, alley gates and landscaping	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.97	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	99.94
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Inner Area

3197 Cambridge Road, LS6

Nearest train station	Leeds City
Nearest train station distance (m)	1973.18
Nearest bus stop	14121
Nearest bus stop distance (m)	69.21

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Designated greenspace (N1) on the existing UDP. Site is adjacent a fairly densely built up residential area is sloping and performs an important function as greenspace.

Site affects others?

Sustainability summary

Significant negative - loss of N1 greenspace and greenfield site. Minor positive - access to education, health and leisure facilities, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

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
128	10	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

This is green flat land that is effectively a buffer/landscaping between the existing residential units and the road. Not suitable.

Inner Area

3204 Coupland Road, LS11

Site Details

Easting	429643	Northing	431695	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

3204 Coupland Road, LS11

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

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
14/01588/COND	Consent, agreement or approval required by conditions 5, 6, 7, 8, 9, 10, 11, 13, 16, 19, 21, 24, 26, 27, 28, 29 and 30 of Planning Application 10/02772/LA	INT	100

Inner Area

3204 Coupland Road, LS11

10/02956/EXT	Extension of time application for application number 08/04065/LA , Outline application for residential development	A	100
10/02770/LA	Removal of condition no. 7 of application no. 08/04065/LA, (Public transport provision)	A	100
14/01587/COND	Consent, agreement or approval required by conditions 1 and 2 of Planning Application 10/05215/RM	A	100
10/02772/LA	Removal of conditions 3 and 5 and variation of conditions 4 and 6 of application no. 08/04065/LA (3, affordable housing provision, 4, amended number of dwellings, 5, provision of additional educational facilities and 6, provision of green space and leisure facilities.)	A	100
10/05215/RM	Reserved matters application for residential development of 10 dwelling houses , car parking and landscaping	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	100.00	% 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	Leeds City
Nearest train station distance (m)	1496.52
Nearest bus stop	255
Nearest bus stop distance (m)	38.45
Agricultural classification	Urban

Inner Area

3204 Coupland Road, LS11

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3206 Din Buildings, Roundhay Road, LS8 3QD

Site Details

Easting	432016	Northing	435811	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Gipton and Harehills	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

Inner Area

3206 Din Buildings, Roundhay Road, LS8 3QD

SHLAA conclusions

Availability: Unavailable 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
12/02962/FU	Extension to form enlarged shop at first floor; change of use and extension of former bed and breakfast to form nine flats at second floor	A	100

Inner Area

3206 Din Buildings, Roundhay Road, LS8 3QD

10/00397/FU Change of use of second floor bed and breakfast to 8 flats and 2 storey rear extension 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	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	0.01
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Nearest train station	Leeds City
Nearest train station distance (m)	3501.98
Nearest bus stop	2871
Nearest bus stop distance (m)	31.45

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3306 **Scott Hall Square, Chapel Allerton**

Site Details

Easting	430281	Northing	436191	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

3306 Scott Hall Square, Chapel Allerton

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
11/03883/COND	Consent, agreement or approval required by condition 3 of Planning Application 10/03984/FU	A	100

Inner Area

3306 **Scott Hall Square, Chapel Allerton**

11/9/00240/MOD	7 bungalows and 17 houses with landscaping and public open space NON MATERIAL AMENDMENT to 10/03984/FU Additional obscure glazed windows to plots 1, 2, 3, 13, 16 and 17	M01	100
11/05075/COND	Consent, agreement or approval required by conditions 5 and 6 of Planning Application 10/03984/FU	A	100
10/03984/FU	7 bungalows and 17 houses with landscaping and public open space	A	100
11/9/00139/MOD	7 bungalows and 17 houses with landscaping and public open spaceNON MATERIAL AMENDMENT TO 10/03984/FU : Raise cill height of kitchen windows by 150mm (and any window adjacent) to house types D, D1, E, E*, E1, E2, F1 & K and handing of plot 15 to reflect site plan.	M01	100
11/9/00125/MOD	7 bungalows and 17 houses with landscaping and public open space NON MATERIAL AMENDMENT TO 10/03984/FU: Incorporation of step in floor levels to Plots 11/12 and 16/17 to provide level access to Lifetime Homes Standards	M01	100
11/9/00188/MOD	7 bungalows and 17 houses with landscaping and public open spaceNON MATERIAL AMENDMENT TO 10/03984/FU - Amendment of car port roof to disabled bungalow type J to match main roof	M01	100
11/02197/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 10, 11, 13, 14, 15, 16, 18, 21 and 22 of Planning Application 10/03984/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	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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	Burley Park
Nearest train station distance (m)	2587.39
Nearest bus stop	4862
Nearest bus stop distance (m)	181.13
Agricultural classification	Urban

Inner Area

3306 Scott Hall Square, Chapel Allerton

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3342 LS9 6PQ

Site Details

Easting	433672	Northing	434777	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Gipton and Harehills	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

3342 LS9 6PQ

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

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
11/03254/FU	Change of use 24 flats to provide 12 semi detached houses	A	100

Inner Area

3342 LS9 6PQ

12/00254/COND	Consent, agreement or approval required by conditions 4, 6, 7 and 8 of Planning Application 11/03254/FU	A	100
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	100.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	2633.19
Nearest bus stop	4552
Nearest bus stop distance (m)	80.40

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3343 Belle Isle, Leeds

Site Details

Easting	430835	Northing	429950	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Middleton Park	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

3343 Belle Isle, Leeds

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

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

App Number	Proposal	Decision	% of site
13/01044/COND	Consent, agreement or approval required by condition 10 of Planning Application 11/02629/FU	A	100

Inner Area

3343 Belle Isle, Leeds

12/9/00258/MOD	Ten houses and six bungalows to vacant site NON MATERIAL AMENDMENT to 11/02629/FU: 1 Blue brick to window surrounds on front elevations of Plots 1-16 from red brick; 2 - buff brick omitted adjacent to front doors of Plots 4 & 5; 3- blue brick above head to rear access door to rear elevations of Plots 1-5 & 12-16; 4 - buff brick stack bond feature omitted adjacent to window on front elevation of bungalows (plots 6-11); 5 - indicative outline for proposed PV panels amended to accurately reflect necessary areas; 6 - amendment to areas/extent of block pavements and paving slabs to plot driveways; 7 - Plot 6 driveway access amended so that access is gained from Salamenca Court and not West Grange Road; 8 - paved path between front of electric substation and new road omitted, access down sides of substation retained; 9 - areas of shrubbery omitted adjacent to Plots 5 & 12, replaced with paving slabs; 10 - south side boundary adjacent to the BITMO land fronting the MUGGA, dense, defensive shrubbery on BITMO land omitted, boundary treatment amended to low level brickwork wall with brick piers and brickwork infill panels, min 1.8m high to BITMO side; 11 - boundary to rear of Plots 1-5 amended to 2m high timber fence, omitting no low level wall; 12 - boundary to front of Plots 1-5 amended to 1.2m high hoop top fence, omitting low level wall; 13 - section of the west site boundary treatment adjacent to the rear of Plot 13 and parking area of Plot 11, being 2m high wired and stapled hit and miss timber fencing, extended north and south to corners of site in place of 1.8m high hit and miss timber fence; 14 - boundary to side of Plot 6 fronting West Grange Road amended to 1.1m high hit and miss fence on 900mm brickwork wall with piers, 2m high overall	M01	100
12/02068/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 8, 11, 12, 13 and 14 of Planning Application 11/02629/FU	A	100
11/02629/FU	Ten houses and six bungalows to vacant site	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	Leeds City
Nearest train station distance (m)	3437.20
Nearest bus stop	5251
Nearest bus stop distance (m)	233.84

Inner Area

3343 Belle Isle, Leeds

Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3345 Servia Road, Leeds LS7 1NJ

Site Details

Easting	429929	Northing	435118	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

3345 Servia Road, Leeds LS7 1NJ

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

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
11/05195/FU	Erection of two part 6 storey and part 7 storey blocks of 72 student cluster flats (300 bedrooms) with landscaping and car parking	A	100

Inner Area

3345 Servia Road, Leeds LS7 1NJ

14/01581/FU	Variation of conditions 2, 17 and 22 of previous approval 12/04687/FU relating to approved plans, highway works and number of students	A	100
14/01432/DEM	Determination for demolition of vacant industrial storage buildings	A	100
14/04315/FU	Variation of conditions 2 (approved plans) and 22 (no. of students) of approval 14/01581/FU to provide an extra 6 one bedroom flats and a single storey side extension to each block		100
12/04687/FU	Variation of condition 2 and 17 of planning application 11/05195/FU, resiting of accommodation blocks and amend internal layout	A	100
13/05255/FU	Variation of conditions 2, 17 and 22 of previous approval 12/04687/FU relating to approved plans, highway works and number of students	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	3.72
Nearest train station	Leeds City
Nearest train station distance (m)	1941.44
Nearest bus stop	14272
Nearest bus stop distance (m)	111.87
Agricultural classification	Urban

Inner Area

3345 Servia Road, Leeds LS7 1NJ

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3346 Former Bricklayers Arms, Low Close Street, Woodhouse

Site Details

Easting	429386	Northing	435165	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

3346 Former Bricklayers Arms, Low Close Street, Woodhouse

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
11/00307/FU	Change of use of public house to form six flats; alterations including part three storey, part first and second floor extensions, dormer windows to front and rear	R	100

Inner Area

3346 Former Bricklayers Arms, Low Close Street, Woodhouse

12/03445/COND	Consent, agreement or approval required by Planning Application 11/03581/FU	A	100
11/03581/FU	Change of use of public house to form six flats; alterations including part three storey, part first and second floor extensions, dormer windows to front and rear	A	100
12/9/00163/MOD	Change of use of public house to form six flats; alterations including part three storey, part first and second floor extensions, dormer windows to front and rear NON MATERIAL AMENDMENT to 11/03581/FU: Dormer widths built slightly wider than indicated by the original approved plans. Detail showing smoke vent fitted on the 1st floor at the rear of the building. Reinstatement of existing ground floor window on Low Close Street. Inclusion of rear 1st floor window missing from rear elevation but included in the 1st floor plan layout. Minor changes to internal floor plan layout.	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	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Burley Park
Nearest train station distance (m)	1485.23
Nearest bus stop	391
Nearest bus stop distance (m)	157.11

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Inner Area

3346 Former Bricklayers Arms, Low Close Street, Woodhouse

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3354 **Oak Road, Armley**

Site Details

Easting	428187	Northing	433236	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

3354 Oak Road, Armley

SHLAA conclusions

Availability: Short (early) 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
11/01362/OT	Residential development of nine houses with access and landscaping	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationship

LCC ownership %	0.18
Nearest train station	Leeds City
Nearest train station distance (m)	1505.45
Nearest bus stop	4497
Nearest bus stop distance (m)	150.06
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

3390 **Washington Street and Kirkstall Road, Leeds**

Site Details

Easting	428422	Northing	433907	Site area ha	2.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Wholesale distribution

Neighbouring land uses

Storage

Wholesale distribution

Manufacturing and Wholesale

Other land uses - None

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

Description

Site is partially occupied with various businesses. The site is in the middle of an industrial area.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

3390 Washington Street and Kirkstall Road, 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: Suitable physical

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Strategy standards but distant from rail

5

Access comments

Adequate frontage Kirkstall Road

5

Local network comments

Congestion on A65

3

Mitigation measures

Kirkstall Road adjacent Quality Bus Initiative

Total score

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

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 of site is in FZ3 (ii) as shown on LCC SFRA - recommendation that no 'more vulnerable use' be permitted in FZ3a (ii). Main river (River Aire) runs to the south of the site. See comments in main text of our response.

Inner Area

3390 Washington Street and Kirkstall Road, Leeds

LCC

Ecology support

Supported with mitigation

Supported with mitigation. This site lies adjacent to the River Aire an important wildlife corridor for birds, bats, otters and fish. The development of this site could result in increased levels of disturbance the river. Set back development a minimum of 20 metres from the river bank and provide tree planting to reduce the impact of light spillage and provide feeding habitat for bats. Direct any external lighting away from the river.

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Burley Park
Nearest train station distance (m)	1373.10
Nearest bus stop	9924
Nearest bus stop distance (m)	97.62

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

In existing employment use, suitable in principle for residential development or mixed use with residential on upper floors.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth, ecology mitigation and flood risk. Significant positive - derelict brownfield site, greenhouse emissions, transport network 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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
89	18	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Suitable site for offices and high density housing on the fringes of the city centre. Needs to be properly masterplanned with similar nearby sites.

Inner Area

3393 **Kirkstall Road, Leeds**

Site Details

Easting	428598	Northing	433781	Site area ha	2.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Storage

Vacant land

Other land uses - None

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

Description

Site is cleared brownfield area. In the middle of a predominantly industrial area although housing has been granted on land to the south.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

3393 Kirkstall Road, 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: Suitable physical

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Strategy standards but distant from rail

5

Access comments

Adequate frontage Kirkstall Road

5

Local network comments

Congestion on A65

3

Mitigation measures

Kirkstall Road adjacent Quality Bus Initiative

Total score

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

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 but note that site is surrounded by FZ3a(ii). Main river (River Aire) runs to South of the site. See comments in main text of our response.

Inner Area

3393 Kirkstall Road, Leeds

LCC

Ecology support

Supported with mitigation

Supported with mitigation. This site lies adjacent to the River Aire an important wildlife corridor for birds, bats, otters and fish. The development of this site could result in increased levels of disturbance the river. Set back development a minimum of 20 metres from the river bank and provide tree planting to reduce the impact of light spillage and provide feeding habitat for bats. Direct any external lighting away from the river.

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Leeds City
Nearest train station distance (m)	1242.98
Nearest bus stop	8114
Nearest bus stop distance (m)	146.54

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

In existing employment use, suitable in principle for residential development or mixed use with residential on upper floors.

Site affects others?

Sustainability summary

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

Summary of reps

eme. The site fronts onto Kirkstall Road (the A65) has enhanced bus lanes and accessibility measures known as the Kirkstall Road Quality Bus Initiative (QBI) that were completed in 2012. The site is an easy 10-12 minute walk from the core of the city centre and is surrounded by a mix of office, commercial, hotel and retail/sales accommodation. To the east is a vacant site with planning permission for mixed use development including residential, offices and retail floorspace. The depot building on the site is currently being demolished making the land ready for short term regeneration. The site represents a brownfield opportunity in a highly accessible location within an easy walk of a vast array of city centre uses and attractions. The site is an ideal candidate for a mixed use regeneration including residential, retail and student accommodation.

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
83	8	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Suitable site for offices and high density housing on the fringes of the city centre. Needs to be properly masterplanned with similar nearby sites.

Inner Area

3399 Premises at Roseville Road Leeds LS8 5DR

Site Details

Easting	430958	Northing	434558	Site area ha	1.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Wholesale distribution

Neighbouring land uses

Wholesale distribution

Manufacturing and Wholesale

Other land uses - None

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

Description

Current series of car showrooms.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

3399 Premises at Roseville Road Leeds LS8 5DR

SHLAA conclusions

Availability: Short (early)

Suitability: Unsuitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Core Strategy standards but lacking some local services and rail

Rank (1-5)

4

Access comments

Adequate frontage to Benson Street

5

Local network comments

Congestion on A61

3

Mitigation measures

none

Total score

12

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

Knothrop 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 FZ3 to west of site . See comments in main text to our response.

LCC

Ecology support	Supported
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Supported

Inner Area

3399 Premises at Roseville Road Leeds LS8 5DR

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
12/03595/ADV	Two illuminated signs and one non illuminated sign to car dealership	A	79
10/02863/ADV	2 externally illuminated fascia signs, 1 externally illuminated freestanding double sided sign and 3 non illuminated wall mounted signs to car dealership	A	100
09/00430/ADV	Retrospective application for 2 internally illuminated individual letter fascia signs, 1 internally illuminated entrance statement sign and 1 internally illuminated freestanding totem sign to car dealership	A	99

Spatial relationships

UDP Designations

Core Strategy

Inner Area

3399 Premises at Roseville Road Leeds LS8 5DR

N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap	
N34 PAS	0.00		Major Settlement	0.00		
RL1 Rural Land	0.00		Minor Settlement	0.00		
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>		
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	<input type="checkbox"/>					
Sch. Ancient Mon.	0.00					

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

LCC ownership %	0.07
Nearest train station	Leeds City
Nearest train station distance (m)	1862.89
Nearest bus stop	5616
Nearest bus stop distance (m)	88.94
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Existing employment site, not within residential area. Employment considered more appropriate use.

Site affects others?

Sustainability summary

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

Summary of reps

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
253	22	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

In current use as car showrooms. Not suitable.

Inner Area

3408 Wellington Road, Leeds

Site Details

Easting	428776	Northing	433449	Site area ha	2.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Other land uses - None

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

Description

Site is currntly an industrial estate with partial occupancy. To the north west is some land that has recently been given permission for 113 residential units. Good public transport netwroks nearby.

Greenbelt Assessment - Not Required

1. Check the unrestrictd 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 preserve this character?	
Character Conclusion	

Inner Area

3408 Wellington Road, Leeds

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)

Meets Core Strategy standards close to city centre

5

Access comments

Adequate frontage but high percentage commercial vehicles

3

Local network comments

Possible cumulative impact but ok for 48 units

4

Mitigation measures

none

Total score

12

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact No material impact

Network Status

No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster.

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 site. Main River (River Aire) runs to NE of site. See comments in main text of our reply

Inner Area

3408 Wellington Road, Leeds

LCC	
Ecology support	Not supported
Not supported (RED). This site lies between the River Aire and Leeds Liverpool Canal SEGI which is an important wildlife corridor for birds, bats, otters and fish - and will form part of the Leeds Habitat Network. Residential development of this site could result in increased levels of disturbance for the river and canal. Opportunity should be taken to remove all development from this area of land as a long-term objective - in the short-term it may be feasible to consider some re-development of this site if it delivers remediation of the land to benefit biodiversity.	

Ecology boundary	
Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/3408. Mitigation will be required to protect and enhance the boundary with the River Aire and Canal by providing a minimum 30 metre buffer to the River Aire and canal banks together with tree planting to reduce the impact of light spillage and provide feeding habitat for bats (directing any external lighting away from the waterways). Mitigation should also include remediation of the non-developed area to the west to enhance it for biodiversity - to become part of an informal nature area stretching further west that could be used as POS for this allocation and others on the adjacent banks of the River Aire (SHLAA 3393 and SHLAA 198).	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	
Employment allocations 2004069 and CFSM041 and housing allocation 3408 are all adjacent to the Leeds-Liverpool Canal local nature conservation site	

Natural England	

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

Spatial relationships

UDP Designations	Core Strategy
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Inner Area

3408 Wellington Road, Leeds

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	98.60	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Leeds City
Nearest train station distance (m)	951.59
Nearest bus stop	11060
Nearest bus stop distance (m)	158.23

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

In existing employment use. Residential uses exist the other side of Wellington Road. Suitable in principle for residential development or mixed use with residential on upper floors.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth,ecology mitigation, transport network and pollution.

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
119	40	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Suitable site for offices and high density housing on the fringes of the city centre. Needs to be properly masterplanned with similar nearby sites.

Inner Area

3411 Torre Road, Leeds

Site Details

Easting	432380	Northing	433908	Site area ha	1.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Outdoor sport facility

Car Showroom

Other land uses - None

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

Description

A C shaped site that surrounds a disused social club (although seemed to be in partial use - Site Visit Q4 2014). Many of the other units occupied. Generally surrounded by residential with N6 greenspace to the north west. A large Car Showroom opposite.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

3411 Torre Road, Leeds

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

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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)

Good accessibility

5

Access comments

Access ok from Torre Road or Lupton Avenue

5

Local network comments

congestion issues / cumulative issues

3

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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.

Inner Area

3411 Torre Road, Leeds

LCC

Ecology support

Supported

Supported

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	2782.24
Nearest bus stop	9879
Nearest bus stop distance (m)	81.96

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Within residential area. The site is in existing employment use but residential development acceptable in principle.

Site affects others?

Sustainability summary

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

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
180	12	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

iite in occupied employment use. Not suitable for residential.

Inner Area

3425 Armley Road, Leeds

Site Details

Easting	427953	Northing	433558	Site area ha	2.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Shops

Outdoor amenity and open space

Other land uses - None

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

Description

There is residential to the south and west of the site. It is adjacent to a main distributor road. Currently derelict. Has had considerable retail interest on the site.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

3425 Armley Road, Leeds

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

Meets CS accessibility standards but lacking in local services

Rank (1-5)

4

Access comments

Adequate frontage/s for suitable access/es and visibility splays within site / adopted highway

5

Local network comments

possible cumulative impact in local area

4

Mitigation measures

access improvements

Total score

13

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

Public transport accessibility comments

Good

Rank (1-5)

5

Access comments

Access from Canal Road possible

4

Local network comments

Armley Gyratory congestion

2

Mitigation measures

Contribution to Armley Gyratory capacity improvement

Total score

11

Highways site support

Yes with mitigation

Inner Area

3425 **Armley Road, Leeds**

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrap
-----------------	----------

Knostrap 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

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Inner Area

3425 Armley Road, Leeds

Natural England

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

App Number	Proposal	Decision	% of site
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationship

LCC ownership %	2.15
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Nearest train station	Burley Park
Nearest train station distance (m)	1619.65
Nearest bus stop	13113
Nearest bus stop distance (m)	141.61

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Within residential area. The site is in existing employment use but residential development acceptable in principle.

Site affects others?

Sustainability summary

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

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
57	31	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

In employment use. Not appropriate for allocation for housing.

Inner Area

3426 Barrack Street, Leeds

Site Details

Easting	430496	Northing	434997	Site area ha	2.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses
Manufacturing and Wholesale
Wholesale distribution
Storage

Neighbouring land uses
Manufacturing and Wholesale
Other

Other land uses
car dealership

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

Description
Large areas of the site currently in employment use. Site adjacent to main distributor road. Generally in industrial area.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

3426 Barrack Street, 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: Suitable physical

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good accessibility

Rank (1-5)

5

Access comments

Existing access points adequate

5

Local network comments

local congestion issues but site has a fallback

4

Mitigation measures

some local mitigation may be required

Total score

14

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster.

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. See comments in main text of our response.

Inner Area

3426 Barrack Street, Leeds

LCC

Ecology support

Supported

Supported

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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
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Nearest train station	Leeds City
Nearest train station distance (m)	1976.70
Nearest bus stop	11958
Nearest bus stop distance (m)	105.56

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Adjacent to residential area (to west). In use as employment but residential development acceptable in principle.

Site affects others?

Sustainability summary

Significant negative - pollution. Minor negative - employment and economic growth and waste. Significant positive - brownfield site, greenhouse emissions, transport network and accessibility. Minor positive - access to education, health and leisure facilities and greenspace and community participation.

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
120	9	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

In indutrial area. Currently in employment use. Officer and members agree not suitable for housing.

Inner Area

3427 Cliffdale Road, Leeds

Site Details

Easting	429709	Northing	435901	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Other land uses

part of site is grassed

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

Description

Predominantly an industrial area. A large park backs onto the site with residential and woodland across the road. Some office on site as well.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

3427 Cliffdale Road, Leeds

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: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility

5

Access comments

Cliffdale Road is ok for access subject to visibility

5

Local network comments

congestion issues / cumulative issues

3

Mitigation measures

Total score

13

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

FZ 3 - Small part to the North. Main River (Meanwood Beck) runs to the north of site. See our comments in main text of our response.

Inner Area

3427 Cliffdale Road, Leeds

LCC	
Ecology support	Supported with mitigation
Supported with mitigation. This proposed allocation lies opposite Sugarwell Hill LNA which forms part of an important wildlife corridor along the Meanwood Valley. The Meanwood Beck forms the northern boundary of this proposed allocation - and is used by a number of protected species including White Clawed Crayfish, Otter and Water Vole. Most of the site has existing development, however there is a small area adjacent to the Meanwood Beck which is more sensitive. A minimum 20 metre buffer to be provided along the northern boundary to be protected and enhanced - use protected species surveys to inform the management and enhancement of this buffer zone.	
Ecology boundary	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
The Lanier Business Centre to the south-west of this site 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	

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

Spatial relationships

UDP Designations	Core Strategy
------------------	---------------

Inner Area

3427 Cliffdale Road, Leeds

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	0.02
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Nearest train station	Burley Park
Nearest train station distance (m)	1947.75
Nearest bus stop	14274
Nearest bus stop distance (m)	115.03

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Within residential area. The site is in existing employment use but residential development acceptable in principle.

Site affects others?

Sustainability summary

Minor negative - employment, economic growth, ecology mitigation and flood risk. Significant positive - derelict brownfield site, greenhouse emissions, transport network and accessibility. Minor positive - access to schools, health, leisure facilities and greenspace and community participation.

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
74	13	Yes		
Yes	Yes			

English Heritage

The Lanier Business Centre to the south-west of this site 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

Not proposed as housing allocation

DPP Allocation Conclusion

Site is in an industrial area. Some residential nearby but current use coupled with adjacent uses suggest the site is not suitable for residential allocation.

Inner Area

3432 **Kirkstall, Leeds**

Site Details

Easting	428517	Northing	434119	Site area ha	9	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Office
Manufacturing and Wholesale
Wholesale distribution

Neighbouring land uses

Office
Manufacturing and Wholesale

Other land uses - None

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

Description

Site is current employment use. Part of site is a TV studio. Appears to be some vacancy across the site but still a realtive high level of occupancy and use. Surrounding area is in general employment type uses.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

3432 Kirkstall, Leeds

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

Good

Rank (1-5)

5

Access comments

Access from Studio Road

4

Local network comments

West St / Wellington Road concerns

3

Mitigation measures

Contribution to West St/ Wellington Road improvement

Total score

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

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

Inner Area

3432 Kirkstall, Leeds

LCC

Ecology support

Supported

Supported

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

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.02	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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 %	0.06
-----------------	------

Nearest train station	Burley Park
Nearest train station distance (m)	1224.30
Nearest bus stop	497
Nearest bus stop distance (m)	115.87

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Adjacent to residential area to north. The site is in existing employment use but residential development acceptable in principle.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth and waste site. Significant positive - greenhouse emissions, flood risk and accessibility. Minor positive - access to schools, health, leisure and greenspace, community participation, brownfield site 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.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
121	18	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site predominantly used for employment use. Past and current uses in area reflect an employment based area. Not considered suitable for housing allocation.

Inner Area

3433 **Meanwood Road/Cross Chancellor Street, Leeds**

Site Details

Easting	429970	Northing	435453	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

Site is opposite some student accomodation and adjacent to a residentia area. Site is a series of small units for employment uses. Although not entirely occupied the site does have a reasonable level of occupancy.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

3433 Meanwood Road/Cross Chancellor Street, Leeds

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

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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)

Meets Core Strategy standards but lacking some local services and rail

4

Access comments

Adequate frontage Cross Chancellor Street

5

Local network comments

Congestion on A61

3

Mitigation measures

none identified

Total score

12

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact No material impact

Network Status

No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster.

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.

Inner Area

3433 Meanwood Road/Cross Chancellor Street, Leeds

LCC	
Ecology support	Supported
Supported	
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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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 %	12.52
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Nearest train station	Burley Park
Nearest train station distance (m)	2087.61
Nearest bus stop	11899
Nearest bus stop distance (m)	68.43

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Within residential area. The site is in existing employment use but residential development acceptable in principle.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Major positive - derelict brownfield site and flood risk. Minor positive - access to schools, health and leisure facilities and greenspace, community participation, greenhouse emissions, transport network and accessibility.

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
44	13	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Currently in employment use. Not considered suitable for housing allocation.

Inner Area

3454 Land off Holdforth Place

Site Details							
Easting	428291	Northing	433115	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Outdoor amenity and open space	
Vacant land	
Neighbouring land uses	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

3454 Land off Holdforth Place

SHLAA conclusions

Availability: Medium (6-10yrs)

Suitability: Suitable physical

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Core Strategy standards but lacking some local services and rail

Rank (1-5)

4

Access comments

Access via Holdforth Place constrained but low level acceptable

4

Local network comments

Congestion adjacent gyratory junction

3

Mitigation measures

means to improve vehicular access

Total score

11

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
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Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop 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
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Supported

Inner Area

3454 Land off Holdforth Place

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
09/05156/DEM	Determination application to demolish flats and houses	A	64

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationship

LCC ownership %	74.99
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3454 Land off Holdforth Place

Nearest train station	Leeds City
Nearest train station distance (m)	1402.81
Nearest bus stop	2064
Nearest bus stop distance (m)	164.16

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Allocated housing site in West Leeds Gateway Supplementary Planning Document (SPD). Suitable for residential development in principle.

Site affects others?

Sustainability summary

Minor negative - pollution. Major positive - derelict brownfield site and flood risk. Minor positive - access to schools and health facilities and greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

National Grid
Site Ref: 3454/1340. New Wortley. Crosses VR underground cable route (275kV).

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
158	6	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site in largely residential area.

Inner Area

3459 Land adjacent St Hildas Church, Knowsthorpe Crescent/Cross Green Lane

Site Details							
Easting	431780	Northing	432501	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	East Leeds, Inner Area				Ward	Burmantofts and Richmond Hill	

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 unrestricted 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 encroachment

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

Inner Area

3459 Land adjacent St Hildas Church, Knowsthorpe Crescent/Cross Green Lane

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Good accessibility		5
Access comments		
Adequate existing access provision		4
Local network comments		
spare local capacity		4
Mitigation measures		Total score
		13
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

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported	

Ecology boundary

Education comments

Inner Area

3459 Land adjacent St Hildas Church, Knowsthorpe Crescent/Cross Green Lane

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	99.91	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship		
LCC ownership %	21.23	
Nearest train station	Leeds City	
Nearest train station distance (m)	2198.70	
Nearest bus stop	13004	
Nearest bus stop distance (m)	62.56	
Agricultural classification	Urban	

Inner Area

3459 Land adjacent St Hildas Church, Knowsthorpe Crescent/Cross Green Lane

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Aire Valley identified

DPP Allocation Conclusion

Inner Area

4027 Newhall Gate, Newhall Crescent, Middleton

Site Details

Easting	430985	Northing	429166	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
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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	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

An area of green land adjacent to housing. The area is 'infil' surrounded on three sides by residential. Opposite is green land.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

4027 Newhall Gate, Newhall Crescent, Middleton

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

4buses per hour 100% employment, primary, secondary and health

Rank (1-5)

5

Access comments

Access available from Newhall Gate or Winrose Drive

5

Local network comments

No known issues with capacity

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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

Inner Area

4027 Newhall Gate, Newhall Crescent, Middleton

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
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	99.98
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Inner Area

4027 Newhall Gate, Newhall Crescent, Middleton

Nearest train station	Cottingley
Nearest train station distance (m)	3712.96
Nearest bus stop	12673
Nearest bus stop distance (m)	92.11

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Located within the urban area adjacent to Middleton Park. The site is not a designated greenspace site on the existing UDP, but is currently used as open space. Residential development acceptable in principle.

Site affects others?

Sustainability summary

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

Summary of reps

Pro				
Support allocation of site for housing. The loss of open space is not a primary concern given the proximity to Middleton Park.				
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
308	12	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

The site is an 'infill' area, with road frontage, surrounded on three sides by housing. Suitable for housing allocation.

Inner Area

4060 Former Shaftesbury PH, York Road

Site Details

Easting	433144	Northing	434078	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Shops	

Other land uses - None

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

Description	Site is in a predominantly residential area with some office space on the opposite side of the road. Site is a cleared pub. It currentlt is a mixture of hard standing, trees and overgrown vegetation.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 preserve this character?	
Character Conclusion	

Inner Area

4060 Former Shaftesbury PH, York Road

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: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets all standards

Rank (1-5)

5

Access comments

Access not ideal, but fallback of previous use and consented care home

4

Local network comments

Small dev negligible impact on network

4

Mitigation measures

Total score

13

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.

Inner Area

4060 Former Shaftesbury PH, York Road

LCC	
Ecology support	Supported
Supported	
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
09/00423/OT	Outline application to erect part one, part two and part three storey 78 bed care home with car parking	W	100
11/02883/OT	Part one, part two and part three storey 84 bed care home with car parking	A	100

Spatial relationships

UDP Designations

Core Strategy

Inner Area

4060 Former Shaftesbury PH, York 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	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	100.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	0.01
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Nearest train station	Cross Gates
Nearest train station distance (m)	3161.61
Nearest bus stop	1298
Nearest bus stop distance (m)	55.23

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site located within the main urban area. The site has a valid outline planning permission for an 84 bed care home (11/02883/OT). Housing is considered to be a suitable alternative option in principle.

Site affects others?

Sustainability summary

Minor negative - landscape. Significant positive - access to greenspace, derelict brownfield site, greenhouse emissions, flood risk and accessibility. Minor positive - access to schools and health 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.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
53	7	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Considerable interest in recent years for residential use. Location and adjacent uses make this ideal for housing allocation.

Inner Area

4063 Butterfield Manor & Richmond Court, Walter Crescent

Site Details

Easting	431533	Northing	433239	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

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 unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

4063 Butterfield Manor & Richmond Court, Walter Crescent

SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported	

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
10/02506/FU	Erection of temporary 2.4m high perimeter security fence with gates to nursing home	A	50

Inner Area

4063 Butterfield Manor & Richmond Court, Walter Crescent

10/03904/FU

Erection of temporary 2.4m high perimeter security fence with 4.8m wide gates to nursing home

A

50

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	100.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.06
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Nearest train station	Leeds City
Nearest train station distance (m)	1841.76
Nearest bus stop	9561
Nearest bus stop distance (m)	67.98

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Aire Valley allocation	

DPP Allocation Conclusion	

Inner Area

4090 East Leeds Family Learning Centre (Former)

Site Details

Easting	434646	Northing	435909	Site area ha	3.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Education

Neighbouring land uses

Dwellings

Outdoor sport facility

Other land uses - None

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

Description

Site is cleared and is currently cleared land with car parking and some building to the western edge of the site. Residential to the south and to the east of the site.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

4090 East Leeds Family Learning Centre (Former)

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

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SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Site mostly meets all standards

Rank (1-5)

4

Access comments

Access road requires widening and junction alterations which may require land from adjacent greenspace

4

Local network comments

Spare capacity in local network

4

Mitigation measures

Total score

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
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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 over1 ha. See comments in main text of our response.

Inner Area

4090 East Leeds Family Learning Centre (Former)

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Site 4090 – East Leeds Family Learning Centre. Please note that this site has been transferred to Children's Services for potential educational use.

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

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	17.37	
N8 Urban Green Corridor	17.37	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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

LCC ownership %	99.95
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Nearest train station	Cross Gates
Nearest train station distance (m)	2196.04
Nearest bus stop	9395
Nearest bus stop distance (m)	377.57

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site within the main urban area. Suitable in principle for residential development. Some modular buildings currently exist on part of the site, however these buildings are of a temporary nature.

Site affects others?

Sustainability summary

Significant positive - derelict brownfield site and flood risk. Minor positive - access to greenspace, greenhouse emissions, transport network and accessibility.

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
365	6	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Although suitable in principle for housing Childrens Services have identified the site for future school provision.

Inner Area

4098 Seacroft Ring Road

Site Details

Easting	435016	Northing	437758	Site area ha	1.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

A large strip of green 'buufer' land land between the ring road at housing. Site is sloping.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

4098 Seacroft Ring Road

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)

4buses per hour, 100%employment, primary and secondary

5

Access comments

Access via Monkswood Rise

5

Local network comments

May have cumulative impact with adjacent sites

3

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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 over1 ha. See comments in main text of our response.

LCC

Ecology support	Not supported
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Not supported (RED) - grassland has low ecological value but trees should be retained which would result in a small, linear developable area. The site would be better retained for its landscape value with more individual trees planted to soften the interface between the housing and ring road - could also have wildflower meadow establishment and management to reduce ongoing costs of regular mowing.

Inner Area

4098 Seacroft Ring Road

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

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	99.91		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	100.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	3546.38
Nearest bus stop	1663
Nearest bus stop distance (m)	126.35

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

The site is open land and a green corridor (not designated on the existing UDP). Not much plot depth to allow development.

Site affects others?

Sustainability summary

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

Summary of reps

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
103	6	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is open area of green that acts as a 'buffer' to existing residential. Depth of green area not suitable for development. Not suitable for allocation.

Inner Area

4099 Seacroft Ring Road

Site Details

Easting	435499	Northing	437195	Site area ha	3.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Manufacturing and Wholesale

Storage

Wholesale distribution

Other land uses - None

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

Description

The site is designated greenspace (N1) on the existing UDP and provides a buffer to industrial land. Highway concerns re parking provision for adjacent industrial units & shared residential / industrial access provision.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

4099 Seacroft Ring Road

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

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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

4buses per hour 100% employment, primary secondary and health

Rank (1-5)

5

Access comments

Access via Service Road - concerns over conflict with service vehicles, retention of parking/servicing areas

3

Local network comments

May have cumulative impact with adj sites

3

Mitigation measures

Total score

11

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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 over1 ha. See comments in main text of our response.

Inner Area

4099 Seacroft Ring Road

LCC

Ecology support

Not supported

Not supported (RED) - The north-western end of this proposed allocation would result in development on and between Lime Pits and Ramshead Wood LNA and Hawthorn Farm Ponds LNA increasing the fragmentation of habitats within this area. Both habitats support lowland mixed deciduous woodland a UK BAP priority habitat.

Ecology boundary

Supported with mitigation (Amber) provided that Red area shown on Drawing RM/4099 is removed. This will help retain connectivity between valuable woodland habitats, and provide retention of trees along the ring road frontage. There are other trees within the remaining site that should also be retained.

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

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	98.55		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	3.39				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
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				

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	75.94
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Nearest train station	Cross Gates
Nearest train station distance (m)	2858.27
Nearest bus stop	7721
Nearest bus stop distance (m)	38.18

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

The site is designated greenspace (N1) on the existing UDP and provides a buffer to industrial land. Loss of greenspace would need to be considered through the greenspace review. Highway concerns re parking provision for adjacent industrial units & shared residential / industrial access provision.

Site affects others?

Sustainability summary

Significant negative - loss of N1 greenspace and greenfield site. Minor negative - waste site and landscape. Significant positive - greenhouse emissions, transport network annd accessibility. Minor positive - access to schools and health facilities and flood risk.

Summary of reps

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
436				
Yes	Yes	14	Yes	

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is designated greenspace (N1) on the existing UDP and provides a buffer to industrial land. Highway concerns re parking provision for adjacent industrial units & shared residential / industrial access provision. Not suitable for housing allocation.

Inner Area

4100 Ramshead Drive, Seacroft

Site Details

Easting	435015	Northing	437419	Site area ha	1.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Dwellings

Other land uses - None

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

Description

Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

4100 Ramshead Drive, Seacroft

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

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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

4buses per hour, 100% employment, primary and secondary

Rank (1-5)

5

Access comments

Access via Ramshead Drive

5

Local network comments

May have cumulative impact with adj sites

3

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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 over1 ha. See comments in main text of our response.

Inner Area

4100 Ramshead Drive, Seacroft

LCC	
Ecology support	Not supported
Not supported (RED) - Loss of LNA and threat to ancient woodland.	

Ecology boundary	
Supported with mitigation (Amber) provided that Red area shown on Drawing RM/4100 is removed. This proposed development lies within Lime Pits and Ramshead Wood LNA. Part of this proposed allocation lies on land which appears to be semi-improved grassland with limited wildlife value. The woodland has a valuable role in connecting an area of semi-natural ancient woodland adjacent to the site to other woodland habitat. Provide a 20m buffer for the ancient woodland. Retain the woodland within the LNA and an additional 20m buffer to strengthen the corridor. Establish the buffer zone with native scrub to form a graded woodland edge.	

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

Spatial relationships

UDP Designations	Core Strategy
------------------	---------------

Inner Area

4100 Ramshead Drive, Seacroft

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.75	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.75	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	100.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	99.78
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Nearest train station	Cross Gates
Nearest train station distance (m)	3232.32
Nearest bus stop	12013
Nearest bus stop distance (m)	162.79

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Given these environmental constraints residential development is considered to be inappropriate.

Site affects others?

Sustainability summary

Significant negative - loss of N1 greenspace, greenfield site and ecology objection. Minor negative - waste site and landscape. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to schools and health facilities and flood risk.

Summary of reps

Anti

Retained for greenspace

All greenspace in inner-city areas of Leeds needs the fullest protection possible, for the future health of the residents of Leeds.

Metro

Red Sites within the Core Public Transport Network

Table 5 below contains sites that are 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 (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
158	6	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Given these environmental constraints residential development is considered to be inappropriate.

Inner Area

4101 Ramshead Wood

Site Details

Easting	435238	Northing	436993	Site area ha	4.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Wholesale distribution

Other land uses - None

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

Description

Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Mature tree cover across the majority of the site.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

4101 Ramshead Wood

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

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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

4buses per hour, 100% employment, primary and secondary

Rank (1-5)

5

Access comments

Various access options

5

Local network comments

May have cumulative impact with adj sites

3

Mitigation measures

May require alterations to existing traffic calming

Total score

13

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 over1 ha. See comments in main text of our response.

Inner Area

4101 Ramshead Wood

LCC	
Ecology support	Not supported
Not supported (RED) - Loss of LNA and threat to ancient woodland. Lowland mixed deciduous woodland a UK priority habitat covers most of this site. Other remaining grassland serves to buffer the site or provide potential future links for ancient woodland (Policy G2).	
Ecology boundary	
Supported with mitigation (Amber) provided that Red area shown on Drawing RM/4101 is removed. This proposed development site lies within the Lime Pits and Ramshead Wood LNA. Most of the site is Lowland mixed deciduous woodland a UK BAP Priority Habitat. Other grassland within the proposed allocation lies between the above woodland and a block of ancient woodland and needs to be reserved for potential future woodland planting as part of a wildlife habitat network - see 3 new woodland areas on Drawing RM/4101. Acceptable development area in southern corner - which could include new woodland creation planting in the 3 areas shown as part of the mitigation for the potentiall adverse impacts of increased recreational pressure on the existing ancient woodland from new housing.	
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

Spatial relationships

UDP Designations	Core Strategy
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Inner Area

4101 Ramshead Wood

N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap	
N34 PAS	0.00		Major Settlement	0.00		
RL1 Rural Land	0.00		Minor Settlement	0.00		
N1 Greenspace	85.81		Overlaps Urban Extension	<input checked="" type="checkbox"/>		
N1A Allotments	0.00		Regeneration Areas			
N5 Open Space	0.00					
N6 Playing Pitch	0.00					
N8 Urban Green Corridor	84.45		Inner South RA	0.00	% overlap	
CC Shopping Quarter	0.00		LB Corridor RA	0.00		
UDP City Centre	0.00		EASEL RA	100.00		
S2S6 Town Centre	0.00		Aire Valley RA	0.00		
Proposed Local Centre	0.00		West Leeds Gateway	0.00		
Overlaps N37 SLA	<input type="checkbox"/>					
Sch. Ancient Mon.	0.00					

Other Spatial Relationship

LCC ownership %	99.89
Nearest train station	Cross Gates
Nearest train station distance (m)	2753.06
Nearest bus stop	13702
Nearest bus stop distance (m)	199.95
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Mature tree cover across the majority of the site. Given these environmental constraints residential development is considered to be inappropriate.

Site affects others?

Sustainability summary

Significant negative - loss of N1 greenspace, greenfield site and ecology objection. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to schools and health facilities and flood risk.

Summary of reps

Anti

Retained for greenspace

All greenspace in inner-city areas of Leeds needs the fullest protection possible, for the future health of the residents of Leeds.

Metro

Red Sites within the Core Public Transport Network

Table 5 below contains sites that are 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 (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
271	9	Yes	Yes	

Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Mature tree cover across the majority of the site. Given these environmental constraints residential development is considered to be inappropriate.

Inner Area

4102 Ramshead Drive

Site Details

Easting	435136	Northing	436829	Site area ha	2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
On-site land uses	
Outdoor amenity and open space	
Neighbouring land uses	
Dwellings	
Education	

Other land uses - None

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

Description	This site is a Wood known as Ramshead Wood. It is sloping and has some mature tree cover. Significant industrial to the east of the site and residential to the west of the site.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

4102 Ramshead Drive

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

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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

4buses per hour, 100% employment, primary and secondary

Rank (1-5)

5

Access comments

Access via Ramshead Drive

5

Local network comments

May have cumulative impact with adj sites

3

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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 over1 ha. See comments in main text of our response.

Inner Area

4102 Ramshead Drive

LCC	
Ecology support	Supported
Supported but a number of mature trees present that should be retained (which may also be suitable for bat roosting).	
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

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	92.85	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	1.91	
N8 Urban Green Corridor	99.76	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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

LCC ownership %	100.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	2645.08
Nearest bus stop	13702
Nearest bus stop distance (m)	89.31

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Designated greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. Suitable for residential in principle subject to greenspace considerations.

Site affects others?

Sustainability summary

Significant negative - loss of N1 greenspace and greenfield site. Minor negative - waste site. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to schools and health facilities and flood risk.

Summary of reps

Pro - Apply appropriate safeguards and policy constraints to retain green corridor

Anti - Retained for greenspace

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
157	9	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

This site is a wood known as Ramshead Wood. It is sloping and has some mature tree cover. Not suitable for housing allocation.

Inner Area

4107 North Parkway / Asket Walk

Site Details

Easting	434295	Northing	436266	Site area ha	1.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
On-site land uses	
Outdoor amenity and open space	
Neighbouring land uses	
Dwellings	
Medical and Health care services	

Other land uses - None

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

Description	Site is designated greenspace (N1) on the existing UDP and as part of a green corridor. The site is surrounded by residential to the east and west and has a cycle route passing through the middle of it.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

4107 North Parkway / Asket Walk

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

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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 CS standards but no primary school and lacks local services

5

Access comments

Access from Manor Road as existing

5

Local network comments

cumulative impact concern

4

Mitigation measures

Total score

14

Highways site support

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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 over1 ha. See comments in main text of our response.

Inner Area

4107 North Parkway / Asket Walk

LCC	
Ecology support	Not supported
Not supported (RED) - The Wyke Beck Valley is an extremely important wildlife habitat corridor within a dense urban area. The proposed allocation will create a pinch point in this corridor influencing the passage of plants and animals along the valley. This is particularly important for maintaining links between Local Wildlife Sites (SEGIs) and Local Nature Reserves. Need to set back the proposed allocation away from the Wyke Beck and Wyke Beck Way cycleway.	
Ecology boundary	
Supported with mitigation (Amber) provided that Red area shown on Drawing RM/4107 is removed. Enhance the excluded area through grassland species enhancement and positive long-term management of the natural green space. The Wyke Beck supports an important population of native, protected white clawed crayfish - ensure that development of the site does not increase sediment load within the beck.	
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

Spatial relationships

UDP Designations	Core Strategy
------------------	---------------

Inner Area

4107 North Parkway / Asket Walk

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	87.83	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	87.83	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	
LB Corridor RA	0.00	% overlap
EASEL RA	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.97
Nearest train station	Cross Gates
Nearest train station distance (m)	2695.70
Nearest bus stop	7604
Nearest bus stop distance (m)	114.46
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site is designated greenspace (N1) on the existing UDP and as part of a green corridor. It may be possible to develop a very small part of the site adjacent to the neighbouring dwelling, however this would result in a site too small to allocate (under the 0.4ha threshold).

Site affects others?

Sustainability summary

Significant negative - loss of N1 greenspace and greenfield site. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to education and health facilities and flood risk.

Summary of reps

Pro - Apply appropriate safeguards and policy constraints to retain green corridor

Anti - Retained for greenspace

Metro
Red Sites outside the Core Public Transport Network
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
Yes	438	9	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site is designated greenspace (N1) on the existing UDP and as part of a green corridor. The site is surrounded by residential to the east and west and has a cycle route passing through the middle of it. Considered unsuitable for housing allocation.

Inner Area

4110 Brooklands Avenue

Site Details							
Easting	435489	Northing	436140	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics	
Site type	Mix 50:50
On-site land uses	
Other	
Outdoor sport facility	
Neighbouring land uses	
Dwellings	
General	
Other land uses	
former social club	

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

Description	
Site is split into two halves. The western edge is a green area whilst the rest of the site is the dub building.	

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

4110 Brooklands Avenue

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

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SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% employment, primary and secondary

Rank (1-5)

5

Access comments

Access via Brooklands Ave or The Green

5

Local network comments

May have cumulative impact with adj

3

Mitigation measures

May require alterations to existing traffic calming

Total score

13

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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 over1 ha. See comments in main text of our response.

Inner Area

4110 Brooklands Avenue

LCC

Ecology support

Supported

Supported

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

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

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

LCC ownership %	99.81
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Nearest train station	Cross Gates
Nearest train station distance (m)	1870.71
Nearest bus stop	11325
Nearest bus stop distance (m)	43.88

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Former social club. Eastern half of the site lies within the defined Seacroft town centre. Suitable in principle for residential development or mixed use with residential on upper floors.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Major positive - derelict brownfield site, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools and health facilities and greenspace.

Summary of reps

Pro - Support the allocation of site for housing or mixed use development given its location within the district centre. There is potential for the colocation of services already provided in the centre which may release more land in the area for housing or other mixed uses

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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
250	5	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site is split into two halves. The western edge is a green area whilst the rest of the site is the dub building.The site is considered suitable in principle for residential development.

Inner Area

4113 Bishops Way

Site Details

Easting	434440	Northing	435946	Site area ha	2.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
On-site land uses	
Outdoor sport facility	
Neighbouring land uses	
Education	
Dwellings	

Other land uses - None

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

Description	The eastern part of the site forms part of the David Young Academy and is designated protected playing pitch (N6) on the existing UDP. The western half of the site is designated as greenspace (N1) on the existing UDP and there would be difficulty achieving safe access without prejudicing with the existing school access.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

4113 Bishops Way

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

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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

4buses per hour 100% employment, primary secondary and health

Rank (1-5)

5

Access comments

Access difficult without conflicting with school/bus access to David Young Academy and retained bus link

1

Local network comments

Possible cumulative issues with adj school

3

Mitigation measures

Total score

9

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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 over1 ha. See comments in main text of our response.

Inner Area

4113 Bishops Way

LCC	
Ecology support	Not supported
Not supported (RED) - The Wyke Beck Valley is an extremely important wildlife habitat corridor within a dense urban area. The proposed allocation will create a pinch point in this corridor influencing the passage of plants and animals along the valley. This is particularly important for maintaining links between Local Wildlife Sites (SEGIs) and Local Nature Reserves. Need to set back the proposed allocation away from the Wyke Beck and Wyke Beck Way cycleway.	
Ecology boundary	
Supported with mitigation (Amber) provided that Red area shown on Drawing RM/4113 is removed. Enhance the excluded 20 metre Biodiversity Buffer through grassland species enhancement and positive long-term management - this buffer could create a new physical boundary to the Wyke Beck Valley at this location. The Wyke Beck supports an important population of native, protected white clawed crayfish - ensure that development of the site does not increase sediment load within the beck.	
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

Spatial relationships

UDP Designations	Core Strategy
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Inner Area

4113 Bishops Way

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	70.64	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	29.35	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	100.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	2377.03
Nearest bus stop	10244
Nearest bus stop distance (m)	265.50

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The eastern part of the site forms part of the David Young Academy and is designated protected playing pitch (N6) on the existing UDP. The western half of the site is designated as greenspace (N1) on the existing UDP and there would be difficulty achieving safe access without prejudicing with the existing school access. Loss of greenspace would need to be considered through the greenspace review.

Site affects others?

Sustainability summary

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

Summary of reps

Anti - Retained for greenspace, Health and environmental benefits

Metro
Red Sites outside the Core Public Transport Network
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
477	12	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The eastern part of the site forms part of the David Young Academy and is designated protected playing pitch (N6) on the existing UDP. The western half of the site is designated as greenspace (N1) on the existing UDP and there would be difficulty achieving safe access without prejudicing with the existing school access. Not suitable for housing allocation.

Inner Area

4114 Lambrigg Crescent

Site Details

Easting	435256	Northing	435793	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
On-site land uses	
Outdoor amenity and open space	
Neighbouring land uses	
Dwellings	

Other land uses - None

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

Description	The site is designated greenspace (N1) on the existing UDP and is closely overlooked, being surrounded by existing residential properties. The site has a narrow access point and a public right of way running across it (east-west).
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

4114 Lambrigg Crescent

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

4buses per hour 100% employment, primary secondary and health

Rank (1-5)

5

Access comments

Access via Lambrigg Crescent

5

Local network comments

No known issues with capacity

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop 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 over1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
-----------------	-----------

Supported

Inner Area

4114 Lambrigg Crescent

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
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	91.79	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	99.99
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4114 Lambrigg Crescent

Nearest train station	Cross Gates
Nearest train station distance (m)	1694.39
Nearest bus stop	5045
Nearest bus stop distance (m)	121.99

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site is designated greenspace (N1) on the existing UDP and is closely overlooked, being surrounded by existing residential properties. The site has a narrow access point and a public right of way running across it (east-west).

Site affects others?

Sustainability summary

Significant negative - loss of N1 greenspace and greenfield site. Major positive - greenhouse emissions, transport network and accessibility. Minor positive - access to schools and health facilities and flood risk.

Summary of reps

Metro				
Red Sites within the Core Public Transport Network				
Table 5 below contains sites that are 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 (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
77	6	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is designated greenspace (N1) on the existing UDP and is closely overlooked, being surrounded by existing residential properties. The site has a narrow access point and a public right of way running across it (east-west). Unsuitable for residential allocation.

Inner Area

4115 Foundry Mill Street

Site Details

Easting	435008	Northing	435482	Site area ha	1.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor sport facility

Neighbouring land uses

Education

Other

Places of worship

Other land uses

community centre

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

Description

The site is designated greenspace (N1) on the existing UDP and there is a playing pitch on site. It is a flat site (although at a lower level than Foundry Mill Street) within the main urban area, with a road frontage

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

4115 Foundry Mill Street

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

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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)

4buses per hour 100% employment, primary secondary and health

5

Access comments

Access via Foundry Mill Street

5

Local network comments

No known issues with capacity

5

Mitigation measures

Alterations may be required to existing traffic calming to facilitate access

Total score

15

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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 over1 ha. See comments in main text of our response.

Inner Area

4115 Foundry Mill Street

LCC

Ecology support

Supported

Supported

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

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	100.00	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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

LCC ownership %	100.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	1643.58
Nearest bus stop	12079
Nearest bus stop distance (m)	135.93

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site is designated greenspace (N1) on the existing UDP and there is a playing pitch on site. It is a flat site (although at a lower level than Foundry Mill Street) within the main urban area, with a road frontage. Loss of greenspace would need to be considered through the greenspace review.

Site affects others?

Sustainability summary

Significant negative -loss of N1 greenspace and greenfield site. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to schools and health facilities and flood risk.

Summary of reps

Anti- Retained for greenspace

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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
110	12	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is designated greenspace (N1) on the existing UDP and there is a playing pitch on site. It is a flat site (although at a lower level than Foundry Mill Street) within the main urban area, with a road frontage. Not suitable as a housing allocation.

Inner Area

4117 Moresdale Lane

Site Details							
Easting	434696	Northing	435315	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Outdoor amenity and open space	

Other land uses - None

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

Description	Site is an area of overgrown green area of little amneity value. To the south, west and north are areas of residential whilst to the east is a green amenity area.
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 preserve this character?	
Character Conclusion	

Inner Area

4117 Moresdale Lane

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

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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)

4buses per hour 100% employment, primary secondary and health

5

Access comments

Access via Moresdale Lane or Foundry Mill Mount

5

Local network comments

No known issues with capacity

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
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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.

Inner Area

4117 Moresdale Lane

LCC	
Ecology support	Supported
Supported	
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
10/03537/EXT	Extension of time period for planning permission 07/02525/FU (Laying out of access road and erection of 3 storey block of 12 two bedroom flats and 8 three bedroom houses)	W	100
10/02427/FU	2 storey 79 bedroom care home, with car parking	A	100
10/02194/EXT	Extension of time for Planning Application 07/02525/FU (Laying out of access road and erection of 3 storey block of 12 two bedroom flats and 8 three bedroom houses)		100
13/03493/EXT	Extension of time period for planning permission 10/02427/FU for 2 storey 79 bedroom care home, with car parking	A	100

Spatial relationships

UDP Designations	Core Strategy
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Inner Area

4117 Moresdale Lane

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	1809.75
Nearest bus stop	9840
Nearest bus stop distance (m)	199.93

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site has a current planning permission for a 79 bed care home. The principle of housing on the site is considered to be acceptable if the care home is not constructed.

Site affects others?

Sustainability summary

Significant positive - derelict brownfield site, greenhouse emissions, flood risk, transport network and accessibility. Minor negative - access to schools and health facilities and greenspace.

Summary of reps

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.

Distance to Core Network (Centre of site) Primary Health	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to
204	12	Yes	Yes	
Yes				

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Greenfield site in the Main Urban Area, previously had residential development, therefore principle of development acceptable.

Inner Area

4120 Hawkshead Crescent

Site Details

Easting	435162	Northing	435170	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Area of Green Land between two sets of houses. Surrounded area devoted to residential.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

4120 Hawkshead Crescent

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

4buses per hour 100% employment, primary secondary and health

5

Access comments

Access via Hawkshead Crescent or Tarnside Drive

5

Local network comments

No known issues with capacity

5

Mitigation measures

Total score

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

Inner Area

4120 Hawkshead Crescent

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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	100.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	1334.82
Nearest bus stop	7182
Nearest bus stop distance (m)	79.32

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site within the main urban area. Suitable in principle for residential development.

Site affects others?

Sustainability summary

Significant positive - derelict brownfield site, greenhouse emissions, flood risk, transport network and accessibility. Minor negative - access to schools and health facilities and greenspace.

Summary of reps

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.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
352	4	Yes	Yes	
Yes				

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield (former cleared housing site) in the Main Urban Area. Suitable in principle for residential development.

Inner Area

4122 Seacroft Hall

Site Details

Easting	435681	Northing	435384	Site area ha	7.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Education

Allotment and city farm

Other land uses - None

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

Description

Designated greenspace (N1) on the existing UDP. Part of the site also contains a designated allotment site (N1A). Site slopes significantly in parts. Sites to the east and South west are residential. Criss crossed by paths and includes a playing pitch. This space has significant amenity value.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

4122 Seacroft Hall

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

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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)

4buses per hour 100% employment, primary secondary and health

5

Access comments

Access via Inglewood Drive

5

Local network comments

No known issues with capacity

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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 over1 ha. See comments in main text of our response.

Inner Area

4122 Seacroft Hall

LCC	
Ecology support	Supported
Supported	
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

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	93.00	
N1A Allotments	0.05	
N5 Open Space	0.00	
N6 Playing Pitch	0.83	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	98.63
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Nearest train station	Cross Gates
Nearest train station distance (m)	1114.84
Nearest bus stop	7582
Nearest bus stop distance (m)	259.63

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Designated greenspace (N1) on the existing UDP. Part of the site also contains a designated allotment site (N1A). Site slopes significantly in parts. Loss of greenspace would need to be considered through the greenspace review. There could be potential for consideration of some residential development, with allotments protected within any overall design (subject to the greenspace analysis).

Site affects others?

Sustainability summary

Significant negative - loss of N1 greenspace and greenfield site. Minor negative - landscape. Significant positive -

Summary of reps

Pro -Apply appropriate safeguards and policy constraints to retain green corridor

Anti - Retained for greenspce

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.

Distance to Core Network (Centre of site) Primary Health	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to
350	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Designated greenspace (N1) on the existing UDP. Part of the site also contains a designated allotment site (N1A). Site slopes significantly in parts. Sites to the east and South west are residential. Criss crossed by paths and includes a playing pitch. This space has significant amenity value. Unsuitable for housing allocation.

Inner Area

4123 York Road / Selby Road

Site Details

Easting	434018	Northing	434090	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	East Leeds, Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Outdoor amenity and open space	
Transport tracks and ways	

Other land uses - None

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

Description

Site is in a state of dereliction and is overgrown. Although surrounded by road and railway, considerable residential exists. The site adjacent is also used for residential.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

4123 York Road / Selby Road

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: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 100% employment, primary, secondary and health

Rank (1-5)

5

Access comments

Access not ideal however, given existing previous use of site a small development would be ok. However, alterations to signals required to facilitate access

4

Local network comments

No known issues with capacity

5

Mitigation measures

Alterations to signals to facilitate access.

Total score

14

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. Wyke Beck abuts.

Inner Area

4123 York Road / Selby Road

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) provided that a scheme is brought forward to protect and enhance the eastern 20 metres of the site (Killingbeck Bridge access road) to include deculverting the Wyke Beck - and plant the adjacent 20 metre buffer from the Wyke Beck with native shrubs and trees.	
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
09/00058/FU	Detached security hut with attached store and detached store to vacant site		71
14/03960/OT	Outline application for commercial A1/A3/A5 units and residential development of 20 flats (C3)		75

Spatial relationships

UDP Designations	Core Strategy
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Inner Area

4123 York Road / Selby 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	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	4.63
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Nearest train station	Cross Gates
Nearest train station distance (m)	2294.16
Nearest bus stop	8659
Nearest bus stop distance (m)	76.96

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site, suitable in principle for residential development. Some Highway concerns re access, but given former use and small scale of development that could be accommodated an acceptable solution is likely to be available.

Site affects others?

Sustainability summary

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

Summary of reps

Pro - Viable and available

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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
55	5	Yes		
Yes		Yes		

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site, suitable in principle for residential development. Some Highway concerns regarding access, but given former use and small scale of development that could be accommodated an acceptable solution is likely to be available.

Inner Area

4124 John Charles Approach, Middleton

Site Details

Easting	430518	Northing	430273	Site area ha	4.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Outdoor amenity and open space

Outdoor sport facility

Neighbouring land uses

Education

Manufacturing and Wholesale

Other land uses - None

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

Description

Site appears to be well used and has significant amenity value. To the west is a large industrial estate with residential to the east and a school to the south. It should be noted that the site has a rail track along the western edge and is subject to significant level changes.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

4124 John Charles Approach, Middleton

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: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

1buses per hour, 100% primary, secondary.

Rank (1-5)

3

Access comments

Access via Old Run Road away from roundabout - or possible alterations to roundabout to provide 4th arm.

5

Local network comments

May have cumulative impact with school opposite/john charles centre traffic

4

Mitigation measures

May require alterations to existing traffic calming/roundabout.

Total score

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 over1 ha. See comments in main text of our response.

Inner Area

4124 John Charles Approach, Middleton

LCC

Ecology support

Not supported

Not supported (RED) - Potential acid grassland. This area was semi-improved acid grassland in the 1990 Phase 1 Habitat survey. It is still rough grassland of unknown diversity. Quality unknown. Needs assessing before allocation. Likely that a significant proportion of the site should be retained for woodland creation and acidic grassland management - the emerging Leeds Habitat Network is likely to support the need to link open grassland and woodland habitats in this area (from Middleton Woods to the south to the M621 to the north).

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

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	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	<input type="checkbox"/>	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	

Inner Area

4124 John Charles Approach, Middleton

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	75.48
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Nearest train station	Leeds City
Nearest train station distance (m)	3033.33
Nearest bus stop	13915
Nearest bus stop distance (m)	139.13

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site is not designated as greenspace on the existing UDP, but is currently an open space site. The site contains part of a green corridor on the western boundary, which should be retained if the site were to be considered suitable.

Site affects others?

Sustainability summary

Significant negative - access to greenspace and greenfield site. Minor negative - access to health facilities. Minor positive - access to schools and flood risk.

Summary of reps

Metro			
Amber Sites outside the Core Public Transport Network			
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 minded to recommend that these sites were not prioritised for housing until other more accessible sites 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	Number of buses per hour	Access to Primary School	Access to Secondary School
Access to Primary Healthcare			
546	12	No	
Yes	Yes		

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site appears to be well used and has significant amenity value. It should be noted that the site has a rail track along the western edge and is subject to significant level changes. Not suitable for housing allocation.

Inner Area

4125 Winrose Drive, Middleton

Site Details

Easting	430924	Northing	429492	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
On-site land uses	
Outdoor amenity and open space	
Neighbouring land uses	
Education	
Dwellings	

Other land uses - None

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

Description	This site is adjacent to residential development and next to a playground. It is open green land. It is understood that a long term vision is to use the money gained from developing the land as residential to improve the play facilities.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

3. Assist in safeguarding the countryside from encroachment

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	

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	

Inner Area

4125 Winrose Drive, Middleton

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

The site is designated greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G28. Site slopes down towards Winrose Drive. Residential use acceptable

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

2buses per hour 100% employment, primary, secondary and health

Rank (1-5)

4

Access comments

Access from Winrose Drive ok

5

Local network comments

No know issues with capacity

5

Mitigation measures

May require alterations to existing traffic calming along Winrose Drive to facilitate access

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrap
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Knostrap 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.

Inner Area

4125 Winrose Drive, Middleton

LCC

Ecology support

Supported

Supported

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

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	92.46		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	<input type="checkbox"/>				
Sch. Ancient Mon.	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 %	92.36
-----------------	-------

Nearest train station	Cottingley
Nearest train station distance (m)	3587.09
Nearest bus stop	10822
Nearest bus stop distance (m)	123.07

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site is designated greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section. Site slopes down towards Winrose Drive. Residential use acceptable in principle subject to greenspace considerations.

Site affects others?

Sustainability summary

Significant negative - loss of N1 greenspace and greenfield site. Minor positive - access to schools and health facilities, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Pro - Environment, Social and economic benefits i.e. Development of this site would allow the opportunity to create natural surveillance and overlooking of the adjoining play area which currently suffers from anti social behaviour and vandalism.

Anti - Retained for greenspace

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.

Distance to Core Network (Centre of site) Primary Health	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to
344	12	Yes	Yes	
Yes				

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Designated as N1 greenspace in the UDP. Consideration of greenspace in the round and local preference to allocate for housing.

Inner Area

4178 6 Grosvenor Mount, Leeds

Site Details

Easting	428904	Northing	435695	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Headingley	

Site Characteristics

Site type	Mix 70:30
-----------	-----------

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 unrestricted 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 encroachment

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

Inner Area

4178 6 Grosvenor Mount, Leeds

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
12/04774/CA	Conservation Area application for demolition of outbuildings	A	100

Inner Area

4178 6 Grosvenor Mount, Leeds

13/00508/FU	Removal of condition number 6 (Unallocated Parking) of planning permission 12/04773/FU (Laying out of access and erection of 7 houses with associated landscaping and alterations to existing house including two storey side extension to form attached house)		100
13/02742/FU	Variation of condition 2 (approved plans) and removal of condition 6 (car parking spaces) of previous approval 12/04773/FU for Laying out of access and erection of 7 houses with associated landscaping and alterations to existing house including two storey side extension to form attached house	A	100
12/04773/FU	Laying out of access and erection of 7 houses with associated landscaping and alterations to existing house including two storey side extension to form attached house	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Burley Park
Nearest train station distance (m)	1128.81
Nearest bus stop	10821
Nearest bus stop distance (m)	186.98

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Inner Area

4178 6 Grosvenor Mount, Leeds

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

4185 Boggart Hill Gardens, Seacroft

Site Details

Easting	434371	Northing	436644	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Appears to be a green area sloping downward south-south-west. Little tree cover. Does not appear to be used for agricultural use.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

4185 Boggart Hill Gardens, Seacroft

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Core Standards

Rank (1-5)

5

Access comments

Access on to Boggart Hill Gardens OK

5

Local network comments

OK

4

Mitigation measures

Total score

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
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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
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Not supported (Red) - the Wyke Beck Valley Management Report 2010 recognised that this area of grassland was moderately species-rich with locally abundant birdsfoot trefoil, red clover, meadow vetchling, common vetch and yellow oat grass. It recommended that this should be retained within any future development of the former school site. This proposed site represents approximately one third of the more species-rich grassland in the report. It would isolate a small grassland area to the east. It is likely that the more species-rich areas will be linked to more steeply sloping ground and aspect - this proposed site is on the south facing slope and is likely to be one of the more diverse grassland areas.

Ecology boundary

Inner Area

4185 Boggart Hill Gardens, Seacroft

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
12/04961/FU	Erection of 18 flats and associated works	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	2.32
-----------------	------

4185 Boggart Hill Gardens, Seacroft

Nearest train station	Cross Gates
Nearest train station distance (m)	2913.61
Nearest bus stop	4003
Nearest bus stop distance (m)	180.38

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Falls within assesment for site 2147B. Please refer to this site.

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

Inner Area

4225 Domestic Street, Holbeck

Site Details

Easting	428778	Northing	432647	Site area ha	2.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale
Wholesale distribution

Neighbouring land uses

Shops
Car Showroom

Other land uses - None

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

Description

Two sites straddling a four lane road. Predominantly in a light industrial area although some shops and car show rooms around. The site is comprised of two areas split by Dometic Street in holbeck. The sites are populated with light industrial and storage and distribution uses. In the main the sites are occupied. Other uses in the area such as retail and car showrooms. There is no residential adjacent. Given these factors it is difficult to see how these areas can be considered suitable for housing schemes.

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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	

Inner Area

4225 Domestic Street, Holbeck

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: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Standards except Secondary Education, however much of the city centre is within 2km walk.	4

Access comments

Existing access points can be reused	5
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Local network comments

Close to city centre, so suffers peak hour congestion, particularly Ingram Distributor and Domestic Street, but likely to be a low traffic generator.	4
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Mitigation measures

Yes, local capacity improvements	Total score
	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
Assessment of cumulative impact with other sites needed			

Network Rail

Yorkshire Water

Treatment Works
Surface water should drain to SuDS/watercourse. Further investigation will be required regarding capacity at Garforth waste water treatment works

Environment Agency

Constraints
Within FZ3. See comments in our previous I&O consultation.

Inner Area

4225 Domestic Street, Holbeck

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Site is mostly located in Flood Zone 3A (i). The NW corner is in Flood Zones 1 and 2.

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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 %	1.36
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Nearest train station	Leeds City
Nearest train station distance (m)	1064.14
Nearest bus stop	19
Nearest bus stop distance (m)	21.38

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site is comprised of two areas split by Dometic Street in holbeck. The sites are populated with light industrial and storage and distribution uses. In the main the sites are occupied. Other uses in the area such as retail and car showrooms. There is no residential adjacent. Given these factors it is difficult to see how these areas can be considered suitable for housing schemes.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Two sites straddling a four lane road. Predominantly in a light industrial area although some shops and car show rooms around. The site is comprised of two areas split by Dometic Street in Holbeck. The sites are populated with light industrial and storage and distribution uses. In the main the sites are occupied. Other uses in the area such as retail and car showrooms. There is no residential adjacent. Not suitable for housing allocation.

Inner Area

4235 Leslie Terrace, Woodhouse

Site Details

Easting	429450	Northing	435364	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Greenfield
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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 unrestricted 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 encroachment

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

Inner Area

4235 Leslie Terrace, Woodhouse

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints			

LCC

Ecology support	

Ecology boundary

--	--	--	--

Education comments

--	--	--	--

Flood Risk

--	--	--	--

Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
12/02712/FU	Part three storey part four storey block of 18 cluster flats (112 rooms), retail store at ground floor, associated parking and landscaping	R	95

Inner Area

4235 Leslie Terrace, Woodhouse

13/05785/FU	Variation of conditions 2 and 9 of previous application 12/02712/FU (allowed at Appeal Ref: APP/N4720/A/13/2192201), approved plans and travel plan, transport assessment	R	95
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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
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Nearest train station	Burley Park
Nearest train station distance (m)	1560.22
Nearest bus stop	13161
Nearest bus stop distance (m)	63.22

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

5007 **Former Moorend training Centre, Tulip Street, Hunslet**

Site Details

Easting	430666	Northing	431107	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Neighbouring land uses

Dwellings

Shops

Other land uses - None

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

Description

An adult training centre built around 1976. Presumed derelict as still on Council website for sale and 2014 Google pictures suggest as much. Next to large retail park (City South).

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

5007 Former Moorend training Centre, Tulip Street, Hunslet

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: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Part PT meets rest	4
Access comments	
Existing access on to Tulip St OK	5
Local network comments	
Capacity / operation of Tulip St/Beza St poor	3
Mitigation measures	Total score
Improvement to Tulip St / Beza St	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, no mitigation required
n/a			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
South east of site within FZ2. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
Supported (Green)	

Inner Area

5007 Former Moorend training Centre, Tulip Street, Hunslet

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			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	97.17
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Inner Area

5007 Former Moorend training Centre, Tulip Street, Hunslet

Nearest train station	Leeds City
Nearest train station distance (m)	2300.31
Nearest bus stop	4010
Nearest bus stop distance (m)	69.28

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site lies to the south west of a large retail park. There are mixed uses around the site such as retail and light industrial To the west of the site across the M621 is a residential area. Another residential area exists adjacent and to the south of the site. One potential restriction to development to the south west of the site is an area of Greenspace (N1). Whilst this is not part of the site it is possible that the potential for larger developments incorporating the site may be precluded. In general this site is suitable for development.

Site affects others?

No

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site in Main Urban Area, suitable in principle for residential development.

Inner Area

5014 Gleadhow Road/Gledhow Terrace

Site Details

Easting	431412	Northing	434946	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Gipton and Harehills	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Car Parks

Neighbouring land uses

Education

Dwellings

Manufacturing and Wholesale

Office

Education

Other land uses - None

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

Description

Slightly complicated enforcement case attached to this - 13/01215/UCU3.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

5014 Gleadhow Road/Gledhow Terrace

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

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SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Standards

5

Access comments

Access on to Gledhow Road OK

5

Local network comments

OK

4

Mitigation measures

Displaced hospital parking is an issue to address

Total score

14

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

West of site FZ2 & FZ3. See comments in our previous I&O consultation.

LCC

Ecology support

Supported

Supported (Green)

Inner Area

5014 Gleadhow Road/Gledhow Terrace

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Potential flood risk from Gipton Beck Trunk sewer. This should be addressed 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
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	99.94
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Inner Area

5014 Gleadhow Road/Gledhow Terrace

Nearest train station	Leeds City
Nearest train station distance (m)	2456.75
Nearest bus stop	1886
Nearest bus stop distance (m)	120.58

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site is currently being used as a Car Park. Residential exists to the North East and to the South of the site. A small area of the site is in Flood risk Zone 2. Site is suitable for residential.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site in the Main Urban Area, suitable in principle for residential development.

Inner Area

5017 Amberton HOP, Thorn Mount, Gipton

Site Details

Easting	433133	Northing	435576	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Gipton and Harehills	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Vacant building

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

HOP that has been recently closed. Vacant building. Currently with Asset Management as a site (19/06/2014)

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

5017 Amberton HOP, Thorn Mount, Gipton

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Standards

5

Access comments

Use existing access on to Thorn Mount

5

Local network comments

OK

4

Mitigation measures

Total score

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

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 Supported

Supported (Green)

Ecology boundary

Education comments

Inner Area

5017 Amberton HOP, Thorn Mount, Gipton

Flood Risk	
Flood Zone 1	

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
English Heritage	

Natural England	
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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		
LCC ownership %	100.00	
Nearest train station	Cross Gates	
Nearest train station distance (m)	3347.30	
Nearest bus stop	8857	
Nearest bus stop distance (m)	243.96	
Agricultural classification	Urban	

Inner Area

5017 Amberton HOP, Thorn Mount, Gipton

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

This site is a former home for older people recently released for development by the LCC (2014). A planning brief is being prepared for the site. Current (06/2014) proposed uses with regard to the sale of the site by LCC are C2 - Care Home, C3 Dwellings and D1. The site is adjacent to SHLAA site 841 which had permission for 198 dwellings. This site(841) is largely complete. The site is set in a large residential area with a primary school and supermarket nearby (<300m). No significant planning history in the last 15 years as the building has been operating as a Home for Older People. The site is a Neighbourhood Renewal Area (UDP Policy R1). The past uses, the area, the adjacent uses, the UDP designation and the local services would suggest that this site ideal for residential development.

Site affects others?

Adjacent to this site to the east is Site 841 which is currently being built as residential. To the south is site 842 which has permission from application 07/01012 which includes site 841. It should be noted that this site(842) hasn't started and still has the potential to be used for a different use than residential. Both of these are H3-1A.22 in the UDP.

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site in the Main Urban Area, suitable in principle for residential development.

Inner Area

5018 **Land at Brown Lane West, Holbeck**

Site Details

Easting	428531	Northing	432249	Site area ha	1.7	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Greenfield
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On-site land uses

Vacant land

Transport tracks and ways

Neighbouring land uses

Vacant building

Office

Manufacturing and Wholesale

Allotment and city farm

Car Showroom

Wholesale distribution

Other land uses - None

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

Description

Vacant land with no access to the public.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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	

Inner Area

5018 Land at Brown Lane West, Holbeck

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: Suitability: Achievability:

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Industrial backland fails to meet CS Standards	1

Access comments	
Acces onto Brown Lane West shared indusrial access, unsuitable for residential use	1

Local network comments	
congested part of the network	3

Mitigation measures	Total score
	5

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
n/a			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
Site within FZ3. See comments in our previous I&O consultation. On a historic landfill.	

Inner Area

5018 Land at Brown Lane West, Holbeck

LCC

Ecology support

Supported

Supported (Green)

Ecology boundary

Education comments

Flood Risk

Flood Zone 3A(i). Source is Hol 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	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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 %	85.17
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Nearest train station	Leeds City
Nearest train station distance (m)	1495.16
Nearest bus stop	14145
Nearest bus stop distance (m)	203.00

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

This site is located in a predominantly light industrial area. To the north are car showrooms and to the south and south east are light industrial and offices. To the east are allotments. Beyond the allotments is a significant area of housing. This site had no designation under the UDP. The last planning application for the site took place in 1988 for a light industrial use. Also the site does not seem open to the public. However, there are no reasons why this site could not be developed as housing.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site to be allocated for employment

Inner Area

5020 Burley Willows Care Home, Willow Garth, Burley

Site Details

Easting	428169	Northing	434378	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type	Brownfield
On-site land uses	
Vacant building	
Neighbouring land uses	
Dwellings	
Outdoor amenity and open space	

Other land uses - None

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

Description	
Recently closed HOP.	

Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

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Inner Area

5020 Burley Willows Care Home, Willow Garth, Burley

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Standards

5

Access comments

Access from Willow Approach / Willow Garth

5

Local network comments

OK

5

Mitigation measures

Total score

15

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

n/a

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

Site with FZ2 and FZ3. See comments in our previous I&O consultation.

LCC

Ecology support Supported

Supported (Green)

Ecology boundary

Education comments

Inner Area

5020 Burley Willows Care Home, Willow Garth, Burley

Flood Risk
Approx. 50% of site in Flood Zone 2. Approx. 10% of site is in Flood Zone 3A(i). Remainder of site is in FZ1.

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	4.08	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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	Burley Park
Nearest train station distance (m)	842.92
Nearest bus stop	9465
Nearest bus stop distance (m)	104.15
Agricultural classification	Urban

Inner Area

5020 Burley Willows Care Home, Willow Garth, Burley

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

This site is a former home for older people (HOP) that is now vacant. It is understood a planning brief is being written (24/06/2014) for the site by LCC AMU. Very little planning history as site until recently was being used as a HOP. The site is surrounded by N1 Greenspace, however the site does not encroach on this space. There is considerable housing to the north of the site on the other side of Burley Road. The buildings adjacent to the site to the north and east are also all residential. Given the last use of the site, and its immediate surroundings this small site would be ideal for housing.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site in the Main Urban Area, suitable in principle for residential development.

Inner Area

5109 Browning House, 126 Chapeltown Road, Chapeltown

Site Details

Easting	430910	Northing	435475	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

Inner Area

5109 Browning House, 126 Chapeltown Road, Chapeltown

SHLAA conclusions

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail	
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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC	
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Ecology support	

Ecology boundary	
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Education comments	
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Flood Risk	
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Utilities

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
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English Heritage	

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

App Number	Proposal	Decision	% of site
11/9/00063/MOD	2 storey and part single storey community assessment service building, with car parking NON MATERIAL AMENDMENT TO 11/00090/FU - Reduction in roof height	M01	100

Inner Area

5109 Browning House, 126 Chapeltown Road, Chapeltown

13/03324/FU	Change of use of family assessment centre (Browning House) to 9 flats and ancillary building (Jubilee House) to be used as Childrens Nursery (D1).	A	100
12/01691/COND	Consent, agreement or approval required by conditions 4, 7 and 12 of Planning Application 11/00090/FU	A	100
11/00090/FU	2 storey and part single storey community assessment service building, with car parking	A	100
11/01552/COND	Consent, agreement or approval required by condition 3 of Planning Application 11/00090/FU	A	100
11/9/00087/MOD	2 storey and part single storey community assessment service building, with car parkingNON-MATERIAL AMENDMENT TO 11/00090/FU: Addition of air conditioning units to north and east elevations	M04	100
11/01892/COND	Consent, agreement or approval required by conditions 8 and 13 of Planning Application 11/00090/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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Leeds City
Nearest train station distance (m)	2588.11
Nearest bus stop	6597
Nearest bus stop distance (m)	31.30

Agricultural classification	Urban
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Inner Area

5109 Browning House, 126 Chapeltown Road, Chapeltown

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

5124 Pepper Road LS10

Site Details

Easting	431605	Northing	430604	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	East Leeds, Inner Area				Ward	City and Hunslet	

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	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area**5124** **Pepper Road LS10****SHLAA conclusions****Availability:****Suitability:****Achievability:****Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
10/03728/EXT	Extension of time period for planning permission 06/06269/FU laying out of access and erection of 14 dwelling houses	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	2.70
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Nearest train station	Leeds City
Nearest train station distance (m)	3217.77
Nearest bus stop	11927
Nearest bus stop distance (m)	95.07

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

5141 BOGGART HILL LS14

Site Details

Easting	434518	Northing	436618	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

5141 BOGGART HILL LS14

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	0.08
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Nearest train station	Cross Gates
Nearest train station distance (m)	2798.80
Nearest bus stop	1831
Nearest bus stop distance (m)	261.50

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

5148 Otter Island Wellington Road Leeds

Site Details

Easting	428600	Northing	433590	Site area ha	2.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

Inner Area

5148 Otter Island Wellington Road Leeds

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
14/05332/COND	Consent, agreement or approval required by conditions 3, 4, 5, 7, 8, 9, 10, 12, 13, 14 and 17 of Planning Application 13/05566/FU		100

Inner Area

5148 Otter Island Wellington Road Leeds

14/9/00211/MOD	Erection of 113 No dwellings and associated works NON MATERIAL AMENDMENT TO 13/05566/FU amendemnt to second floor window from 1350mm deep to 1050mm deep		100
14/9/00210/MOD	Erection of 113 No dwellings and associated works NON MATERIAL AMENDMENT TO 13/05566/FU aMENDMENT TO INTERNAL LAYOUT, AMEDMENT TO SECOND FLOOR WINDOW FROM TAX WINDOW TO OBSCURE GLAZED WINDOW		100
13/05566/FU	Erection of 113 No dwellings and associated works	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	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	<input type="checkbox"/>		
Sch. Ancient Mon.	0.00		

Core Strategy			
Main Urban Area	100.00	% overlap	
Major Settlement	0.00		
Minor Settlement	0.00		
Overlaps Urban Extension	<input checked="" type="checkbox"/>		

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	0.85		

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1162.91
Nearest bus stop	8791
Nearest bus stop distance (m)	219.98
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

5150 Dog and Gun, 601 York Road Leeds

Site Details

Easting	433563	Northing	434089	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Gipton and Harehills	

Site Characteristics

Site type	Mix 60:40
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

5150 Dog and Gun, 601 York Road Leeds

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			

Environment Agency

Constraints			

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
14/06171/ADV	Three illuminated and seven non illuminated signs	A	100

Inner Area

5150 Dog and Gun, 601 York Road Leeds

14/05165/COND	Consent, agreement or approval required by conditions 4 and 5 of Planning Application 14/02846/FU	A	100
14/02846/FU	Change of use and alterations to first floor to form seven flats; alterations to ground floor to form supermarket and associated highways works	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.32	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	0.32
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Nearest train station	Cross Gates
Nearest train station distance (m)	2743.87
Nearest bus stop	3947
Nearest bus stop distance (m)	48.23

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

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

Inner Area

5161 Grove Park Care Home Grove Lane Meanwood

Site Details

Easting	428745	Northing	436484	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

5161 Grove Park Care Home Grove Lane Meanwood

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
13/00797/FU	Variation of condition 18 of approval 12/00687/FU to allow for off-site drainage pipework	A	99

Inner Area

5161 Grove Park Care Home Grove Lane Meanwood

11/00915/FU	Three storey residential care home, with basement car parking, laundry, kitchen and stores.	A	99
12/00687/FU	Three storey residential care home, with basement car parking, laundry, kitchen and stores. (Minor material amendment to approved scheme 11/00915/FU to revise internal layout and create 3 additional bedrooms, revise window design and replace render to elevations with facing brick)	A	99
11/9/00268/MOD	Three storey residential care home, with basement car parking, laundry, kitchen and stores.NON MATERIAL AMENDMENT TO 11/00915/FU: Extension of existing basement within approved footprint so both lifts can provide service to all floors; additional storage and rearrangement of rooms to accommodate alterations; addition of external escape staircase to lower ground floor levels	M01	99
12/02494/COND	Consent, agreement or approval required by conditions 3, 4, 5, 8, 9 and 10 of Planning Application 12/00687/FU	A	99
11/04998/COND	Consent, agreement or approval required by conditions 7, 13, 15, 18 and 19 of Planning Application 11/00915/FU	A	99
13/01683/FU	Three storey residential care home, with basement car parking, laundry, kitchen and stores. (Minor material amendment to approved scheme 11/00915/FU to revise internal layout to create 1 additional bedroom, and to revise site layout to relocate surface car parking)	A	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	0.26	
N6 Playing Pitch	0.30	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Burley Park
Nearest train station distance (m)	1555.87
Nearest bus stop	5268
Nearest bus stop distance (m)	27.29

Agricultural classification	Urban
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Inner Area

5161 Grove Park Care Home Grove Lane Meanwood

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

HLA20000 St Mary's Lane LS 9

Site Details

Easting	431104	Northing	433810	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA20000 St Mary's Lane LS 9

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
13/03886/EXT	Extension of time period for planning permission 10/03225/FU 2 storey extension to form 6 one bedroom flats to apartment block	A	100

Inner Area

HLA20000 St Mary's Lane LS 9

10/03225/FU	2 storey extension to form 6 one bedroom flats to apartment block	A	100
10/00630/FU	2 storey extension to form 6 one bedroom flats to apartment block	A	100
13/05304/FU	2 storey extension, to form 2 flats	A	75

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1541.42
Nearest bus stop	2569
Nearest bus stop distance (m)	135.16

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	

Inner Area

HLA21042 65 Brown Lane East LS11

Site Details							
Easting	428885	Northing	431977	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics	
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA21042 65 Brown Lane East LS11

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	100.00	% 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)	1458.31
Nearest bus stop	2906
Nearest bus stop distance (m)	266.21
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

HLA21046 Coupland Place LS11

Site Details

Easting	429586	Northing	431630	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA21046 Coupland Place LS11

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
10/02958/EXT	Extension of time application for application number 08/04067/LA , Outline application for residential development	A	99

Inner Area

HLA21046 Coupland Place LS11

13/05882/COND	Consent, agreement or approval required by conditions 5, 6, 7, 8, 9, 10, 11, 13, 16, 21, 24, 26, 27, 28, 29 and 30 of Planning Application 10/02769/LA	A	99
10/05216/RM	Reserved matters application for residential development of 8 dwellings, car parking and landscaping	A	99
10/02769/LA	Removal of conditions 3 and 5 and variation of conditions 4 and 6 of application no. 08/04067/LA (3, affordable housing provision, 4, amended number of dwellings, 5, provision of additional educational facilities and 6, provision of green space and leisure facilities.	A	99
13/05751/COND	Consent, agreement or approval required by conditions 1, 2 and 4 of Planning Application 10/05216/RM	A	99
10/02768/LA	Removal of condition number 7 of application no. 08/04067/LA (provision of public transport improvements)	A	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	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	100.00	% 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	Leeds City
Nearest train station distance (m)	1565.06
Nearest bus stop	5660
Nearest bus stop distance (m)	67.89
Agricultural classification	Urban

Inner Area

HLA21046 Coupland Place LS11

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

HLA21049 Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB

Site Details

Easting	429075	Northing	432381	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA21049 Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
11/03927/FU	Change of use of public house to eight flats, with two dormer windows to rear, laying out of car park, and bin store	A	100

Inner Area

HLA21049 Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB

12/03758/FU	Variation of condition 1 of previous approval 12/02355/FU for minor material amendment for alterations to parking layout, access and bin store, part retrospective.	A	87
11/03928/LI	Listed Building application for insertion of dormer windows, replacement windows, cleaning of building and associated works, internal partition walls and new openings, replacement doors and new staircase in connection with the change of use of public house to eight flats together with laying out of car parking and external works.	A	100
12/00624/COND	Consent, agreement or approval required by condition 6 of Planning Application 12/03758/FU	A	100
12/02287/COND	Consent, agreement or approval required by conditions 2 and 3 of Planning Application 12/03803/LI	A	100
12/02354/LI	Listed Building application for change of use of public house to nine flats, including external and internal alterations, laying out of car park and landscaping	A	100
12/03803/LI	Listed Building application for Variation of condition 1 of previous approval 12/02354/LI for minor material amendment for alterations to parking layout, access and bin store, part retrospective.	A	87
12/02355/FU	Change of use of public house to nine flats, laying out of car park and landscaping	A	100

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	0.00	Main Urban Area	100.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>		
Sch. Ancient Mon.	0.00		
		Regeneration Areas	
		Inner South RA	100.00
		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	Leeds City
Nearest train station distance (m)	1018.64
Nearest bus stop	12273
Nearest bus stop distance (m)	74.05
Agricultural classification	Urban

Inner Area

HLA21049 Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	

Inner Area

HLA21049 86 Elland Road, Holbeck, Leeds, LS11 0AB

Site Details

Easting	429016	Northing	431782	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA21049 86 Elland Road, Holbeck, Leeds, LS11 0AB

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
09/01080/FU	Use of land as hand car wash with new vehicular access and 2m high access gates to front and side	R	53

Inner Area

HLA21049 86 Elland Road, Holbeck, Leeds, LS11 0AB

10/05464/FU	Retrospective application for single storey rear extension to shop	A	100
09/01079/ADV	3 fascia signs to hand car wash		53
09/03863/FU	Use of land as hand car wash with new vehicular access and 2m high access gates to front and side	R	53
11/01967/FU	Change of use and 2 storey rear extension and first floor side extension of vacant first floor store to form 6 flats	W	100
11/04016/FU	First and second floor extensions above shop units, and creation of 8 self contained flats at first and second floor	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	100.00	% 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	Leeds City
Nearest train station distance (m)	1562.86
Nearest bus stop	5748
Nearest bus stop distance (m)	97.82

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Inner Area

HLA21049 86 Elland Road, Holbeck, Leeds, LS11 0AB

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

Inner Area

HLA21049 272A Dewsbury Road, Hunslet, Leeds, LS11 6JT

Site Details

Easting	429980	Northing	430935	Site area ha	0	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA21049 272A Dewsbury Road, Hunslet, Leeds, LS11 6JT

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
12/00328/FU	Change of use and alterations of vacant offices to 5 flats	A	100

Inner Area

HLA21049 272A Dewsbury Road, Hunslet, Leeds, LS11 6JT

12/04290/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 12/00328/FU	A	100
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Leeds City
Nearest train station distance (m)	2274.10
Nearest bus stop	9294
Nearest bus stop distance (m)	51.78

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

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	

Inner Area

HLA24051 236 Tong Road LS12

Site Details

Easting	426893	Northing	433126	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA24051 236 Tong Road LS12

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
14/00757/FU	Use of vacant site as car wash with storage cabin and office	A	99

Inner Area

HLA24051 236 Tong Road LS12

11/02684/EXT	Extension of time of previous approval 07/06223/FU for 3 storey block of 9 two bed apartments	A	99
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	2285.44
Nearest bus stop	503
Nearest bus stop distance (m)	26.15

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	

Inner Area

HLA24052 Theaker Lane LS12

Site Details

Easting	427076	Northing	433533	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA24052 Theaker Lane LS12

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			

Environment Agency

Constraints			

LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
10/00009/FU	Removal of conditions 20 and 21 of application number 07/03712/OT (Provision of green space and affordable housing)	W	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	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationship

LCC ownership %	0.07
Nearest train station	Burley Park
Nearest train station distance (m)	1839.09
Nearest bus stop	3688
Nearest bus stop distance (m)	38.81
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

HLA26002 Ash Grove LS6

Site Details

Easting	428599	Northing	435400	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA26002 Ash Grove LS6

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
12/01131/FU	Three storey rear extension to form six flats, associated parking and landscaping	A	98

Inner Area

HLA26002 Ash Grove LS6

10/04134/FU	3 storey extension comprising 5 two bedroom flats with 14 car parking spaces for flats and club	R	98
13/05589/TR	Fell and remove 2 Ash trees	NBJ	98
12/04984/FU	Change of use of of social club to form four flats; alterations including new windows, associated parking and landscaping	R	98
09/02706/FU	4 storey block of 6 two bedroom flats with 18 car parking spaces attached to rear of club with flats above	W	98
13/01215/FU	Change of use of ground and first floor of social club to form 6 flats with car parking	A	98
10/01462/FU	3 storey extension comprising 5 additional two bed flats to flatted accommodation	R	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Burley Park
Nearest train station distance (m)	733.41
Nearest bus stop	12239
Nearest bus stop distance (m)	171.14

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Inner Area

HLA26002 Ash Grove LS6

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

HLA26028 Moorland Avenue LS6

Site Details

Easting	428699	Northing	434863	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA26028 Moorland Avenue LS6

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	
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Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
14/01512/RM	Reserved matters application for part 3 and part 4 storey block of 15 student flats	A	99

Inner Area

HLA26028 Moorland Avenue LS6

10/05548/EXT	Extension of time period for planning permission 08/00397/OT Outline application for one part 3, part 4 storey block of 15 student flats	A	99
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Burley Park
Nearest train station distance (m)	858.18
Nearest bus stop	12630
Nearest bus stop distance (m)	60.85

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

HLA26031 12-28 Westfield Road LS3

Site Details							
Easting	428801	Northing	434089	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

Site Characteristics	
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

Inner Area

HLA26031 12-28 Westfield Road LS3

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
12/04875/COND	Consent, agreement or approval required by conditions 3, 6 and 7 of Planning Application 12/02531/RM	SPL	99

Inner Area

HLA26031 12-28 Westfield Road LS3

13/01352/COND	Consent, agreement or approval required by conditions 5 and 12 of Planning Application 10/00874/OT	SPL	99
14/01619/COND	Consent, agreement or approval required by conditions 3 and 7 of Planning Application 12/02531/RM	A	99
12/9/00135/MOD	Outline application to erect part 6 storey and part 7 storey block of 21 student cluster flats with 119 bedrooms and 9 crash pads and 3 one bedroom flats, with 17 car parking spaces NON MATERIAL AMENDMENT to 10/00874/OT: Design changes from outline planning permission	M01	99
12/03731/FU	Change of use of ground floor student accommodation (3 flats) to shop (Use Class A1)	A	99
12/03350/COND	Consent, agreement or approval required by conditions 1, 5, 6 and 7 of Planning Application 10/00874/OT	SPL	99
14/9/00158/MOD	Reserved Matters Application for External Appearance and Landscaping to erect a part 6 storey and part 7 storey block of 21 student cluster flats with 119 bedrooms and 9 crash pads and 3 one bedroom flats, for key work accommodation, with 11 car parking spaces - NON MATERIAL AMENDMENT TO 12/02531/RM - amendment to red line boundary adj of car parking spaces, no. of spaces remain as per Reserved Matters application	M01	99
12/02531/RM	Reserved Matters Application for External Appearance and Landscaping to erect a part 6 storey and part 7 storey block of 21 student cluster flats with 119 bedrooms and 9 crash pads and 3 one bedroom flats, for key work accommodation, with 11 car parking spaces	A	99
11/00872/EXT	Extension of Time of 07/03425/FU for part 6 and 7 storey building of 68 Serviced Apartments, comprising 28 two bedroom flats and 40 one bedroom flats (24 of which are open plan studio units), with communal facilities, lounge, laundry and ground floor and basement car parking	A	99
10/00874/OT	Outline application to erect part 6 storey and part 7 storey block of 21 student cluster flats with 119 bedrooms and 9 crash pads and 3 one bedroom flats, for key work accommodation, with 17 car parking spaces	R	99
12/04513/COND	Consent, agreement or approval required by condition 4 of Planning Application 10/00874/OT	A	99
10/01779/EXT	Extension of Time Period for planning application 26/212/05/FU part 6 storey and part 7 storey block of 71 flats with 55 car parking spaces	A	99
14/03758/COND	Consent, agreement or approval required by condition 7 of Planning Application 12/02531/RM	A	99

Spatial relationships

UDP Designations

Core Strategy

Inner Area

HLA26031 12-28 Westfield Road LS3

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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)	1264.88
Nearest bus stop	7899
Nearest bus stop distance (m)	80.13
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

HLA26031 114 Burley Road LS4

Site Details

Easting	428467	Northing	434370	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA26031 114 Burley Road LS4

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
09/03718/FU	Change of use of offices to form 9 flats	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	1.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Burley Park
Nearest train station distance (m)	985.82
Nearest bus stop	7742
Nearest bus stop distance (m)	19.80

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

HLA26034 18A-20 Burley Lodge Road LS4

Site Details

Easting	428379	Northing	434523	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA26034 18A-20 Burley Lodge Road LS4

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
12/04782/FU	Change of use from family dwellings to dwellings of multiple occupation		84

Inner Area

HLA26034 18A-20 Burley Lodge Road LS4

12/00127/FU	6 terrace (C3 use) dwellinghouses	A	86
12/02172/COND	Consent, agreement or approval required by conditions 3, 4, 7, 8, 10 and 13 of Planning Application 12/00127/FU	SPL	86
13/03005/COND	Consent, agreement or approval required by conditions 8, 10 and 11 for Planning Application 12/01903/FU	SPL	79
12/05381/FU	Change of use of four houses (C3) to form four houses in multiple occupation (C4)	R	84

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	5.57
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Nearest train station	Burley Park
Nearest train station distance (m)	810.42
Nearest bus stop	4704
Nearest bus stop distance (m)	97.81

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

HLA26036 7 Grosvenor Road LS6

Site Details

Easting	428830	Northing	435813	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Headingley	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA26036 7 Grosvenor Road LS6

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			

Environment Agency

Constraints			

LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
11/03199/FU	Two blocks of flats total of 9 flats	W	100

Inner Area

HLA26036 7 Grosvenor Road LS6

11/04251/EXT	Extension of time period for planning application 07/03854/FU for detached 3 storey block of 3 two bed and 2 one bed flats	A	100
13/03019/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 11/04939/FU	A	100
11/04939/FU	One block of 7 flats	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Burley Park
Nearest train station distance (m)	1126.32
Nearest bus stop	10821
Nearest bus stop distance (m)	226.33

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

HLA26036 Royal Park Road LS6

Site Details

Easting	428389	Northing	435037	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Headingley	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

Inner Area

HLA26036 Royal Park Road LS6

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
14/00158/COND	Consent, agreement or approval required by conditions 4, 5, 16, 21 and 29 of Planning Application 11/03335/FU	A	100

Inner Area

HLA26036 Royal Park Road LS6

14/9/00167/MOD	Reserved matters application for nine flats, one retail unit and one office unit (Use class B1) NON MATERIAL AMENDMENT to 14/00134/RM Replacement sliding door on the front (south elevation)of the building , replacement glazing to the window on the front (south elevations)of the building and replacement delivery door to the rear (north elevation) of the building.	M05	100
11/05203/RM	Reserved Matters Application for Nine flats, one retail unit and one office unit (Use class B1)	A	100
14/01922/FU	Variation of condition 8 (development occupation) of approval 11/03335/FU to allow phased completion	W	100
11/03364/EXT	Extension of time of application 08/06821/OT for outline application to erect 3 storey block of 27 flats and one retail unit and one A2 unit.	A	100
11/03335/FU	Variation of conditions 26 and 27 of previous approval 11/01399/OT to allow opening hours to be 07.00 to 23.00 hours Monday to Sunday and hours of delivery, loading, unloading and refuse collection to be 07.00 to 18.30 Monday to Sunday including Bank Holidays	A	100
14/02007/OT	Variation of conditions 8 (developent occupation) and 15 (servicing and delivery vehicles) of planning application 11/01399/OT	A	100
11/01399/OT	Nine flats, one retail unit and one office unit (Use class B1)	A	100
14/00134/RM	Reserved matters application for nine flats, one retail unit and one office unit (Use class B1)	A	100
10/02485/OT	Outline application to erect single storey retail unit, with 3 storey attached block, comprising office and 10 two bedroom flats, with car parking	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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)	507.97
Nearest bus stop	9743
Nearest bus stop distance (m)	46.13

Inner Area

HLA26036 Royal Park Road LS6

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Inner Area

HLA34023 Chapeltown Rd/Savile Road LS7

Site Details

Easting	430812	Northing	435423	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

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	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute 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 encroachment

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

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Inner Area

HLA34023 Chapeltown Rd/Savile Road LS7

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
09/02703/FU	Use of vacant land to hand car wash and valeting facility including new gantry, 2 new buildings and 2 new steel lock up units with boundary wall and fencing for temporary period	R	99

Inner Area

HLA34023 Chapeltown Rd/Savile Road LS7

of 3 years			
09/00696/FU	Use of vacant land to hand car wash and valeting facility including new canopy, two new temporary buildings and 2 new steel lock up units	R	99
09/00767/ADV	3 internally illuminated canopy signs and 3 non illuminated wall signs to car wash	W	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	1.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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 %	0.39
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Nearest train station	Leeds City
Nearest train station distance (m)	2496.96
Nearest bus stop	6597
Nearest bus stop distance (m)	95.87

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	

Inner Area

HLA34026 2 Grange View, Chapeltown, Leeds, LS7 4EP

Site Details

Easting	430973	Northing	435719	Site area ha	0	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA34026 2 Grange View, Chapeltown, Leeds, LS7 4EP

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
12/00817/COND	Consent, agreement or approval required by conditions 3, 4, 6 and 7 of Planning Application 10/04824/FU	A	100

Inner Area

HLA34026 2 Grange View, Chapeltown, Leeds, LS7 4EP

10/04824/FU	Retrospective alterations to second floor including dormer window to rear and use of building as 6 flats	A	100
12/04415/FU	Change of use of basement to form managers office and studio flat	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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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Nearest train station	Leeds City
Nearest train station distance (m)	2834.04
Nearest bus stop	169
Nearest bus stop distance (m)	32.66

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	

Inner Area

HLA21047 137 DEWSBURY ROAD, HUNSLET, LEEDS, LS11 5NN

Site Details

Easting	430136	Northing	431744	Site area ha	0	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA21047 137 DEWSBURY ROAD, HUNSLET, LEEDS, LS11 5NN

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
10/04288/COND	Consent, agreement or approval required by conditions 3, 5, 7, 11, 13 and 14 of Planning Application 10/03440/FU	A	100

Inner Area

HLA21047 137 DEWSBURY ROAD, HUNSLET, LEEDS, LS11 5NN

10/01139/FU	Change of use and alterations including first and second floor rear extension of former public house to form 5 one bedroom flats and 4 studio flats with addition of bin store and cycle shed to rear	R	100
10/03440/FU	Change of use and alterations including first and second floor rear extension of former public house to form 2 two bedroom flats, 4 one bedroom flats, and 2 studio flats with boundary wall/gate, bin store and car parking to rear	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	100.00	% 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 %	0.06
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Nearest train station	Leeds City
Nearest train station distance (m)	1514.14
Nearest bus stop	12315
Nearest bus stop distance (m)	63.18

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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	

Inner Area

HLA26038 25 MOORLAND AVENUE, WOODHOUSE, LEEDS, LS6 1AP

Site Details

Easting	428746	Northing	434793	Site area ha	0	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

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	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted 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 encroachment

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

Inner Area

HLA26038 25 MOORLAND AVENUE, WOODHOUSE, LEEDS, LS6 1AP

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
10/04519/FU	Change of use of house to 6 self contained flats	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
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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	<input type="checkbox"/>	
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Minor Settlement	0.00	
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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	Burley Park
Nearest train station distance (m)	928.24
Nearest bus stop	8419
Nearest bus stop distance (m)	121.01

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
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