



Leeds
CITY COUNCIL

Site Allocations Plan Revised Publication Draft: Area Proposals for Outer North East

**Housing (including Gypsies, Travellers and
Travelling Showpeople) Background Paper
Outer North East Addendum**

**Leeds Local Development Framework
Development Plan Document
September 2016**



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For clarity this document should be read alongside the Publication Draft Housing Background Paper (Sept 2015).

1 INTRODUCTION

- 1.1 In September 2015, a Housing Background Paper was prepared to accompany the Publication Draft Site Allocations Plan (SAP) and Aire Valley Leeds Area Action Plan (AVLAAP). Consultation on the Plans was undertaken in September to November 2015.
- 1.2 The Publication stage of Plan preparation is being re-run for the Outer North East HMCA as a result of changes arising from the withdrawal of the Headley Hall new settlement proposal. Therefore, regard will need to be had to any further consultation responses on these substantive changes before it is determined whether to make further pre submission changes to the Site Allocations Plan.

2 CHANGES RELATING TO OUTER NORTH EAST

- 2.1 No changes are made to the Housing Background Paper, (this includes any reference to overall District wide figures) except for specific paragraphs and information relating to Outer North East, as detailed below:
- 2.2 Table 1, page 5 – amendment to Outer North East figures to state:

Table 1: Housing Distribution by Housing Market Characteristic Area (HMCA)

HMCA	Core Strategy Housing target	%	Existing supply ('Identified sites')	Proposed allocations	Total housing supply	+/- Target
<i>Outer North East</i>	<i>5,000</i>	<i>8%</i>	<i>1491</i>	<i>3516</i>	<i>5007</i>	<i>+7</i>

NB The Aire Valley Leeds Area Action Plan is at a different stage to the Site Allocations Plan (submission stage). A separate addendum for Aire Valley figures is available. The table has not revised overall totals for Leeds. These will be updated at pre-submission stage, incorporating figures for Aire Valley.

- 2.3 Paragraph 3.2 – overall figures have not been updated, but reference to identified sites (previous UDP housing allocations not developed, and planning permissions with units still remaining to be built) should state this has been updated from end March 2012 to 5/4/16 (not 5/4/15).
- 2.4 Paragraph 3.7, page 7 replace para 3.7 as follows:

3.7 The proposed allocation in the Outer North East HMCA, the site at Parlington, site MX2-39 affects the breakdown against the Core Strategy Policy, as

outlined in Table 2 above. This site sits outside the settlement hierarchy. Whilst the overall approach of the Core Strategy is to promote growth in relation to the Settlement Hierarchy (Spatial Policy 1), SP10 exceptionally allows for sites in sustainable locations where they can be supported with the necessary infrastructure. In this case, the inclusion of a new settlement at Parlington is considered to be the most sustainable option, within the Outer NE HMCA. The NPPF advises (para 52) that new housing can sometimes be best delivered by large scale development such as new settlements. In Core Strategy terms this proposal also has the benefit of protecting the character and identity of the many relatively small communities that are a distinctive feature of this part of the District. It should be noted that this approach was previously reflected in the allocation of the former Hedley Hall new settlement proposal for the Outer NE HMCA.

- 2.5 Paragraphs 3.10 and 3.11 - Aire Valley Leeds Area Action Plan is at a different stage to the Site Allocations Plan (submission stage). A separate AVLAAP Housing Background Paper addendum containing the revised Aire Valley figures is available.
- 2.6 Insert section starting at paragraph 4.12 as follows:

Outer North East Revised Publication Draft Proposals - Justification

- 4.12 *Following the withdrawal of the Headley Hall new settlement proposal, shortly before the commencement of the Publication draft consultation on the Site Allocations Plan in 2015, it is necessary to bring forward revised proposals for the Outer North East (ONE) Housing Market Characteristic Area (HMCA). Alongside the sites considered as part of Section 4 (above), additional sites were submitted to the Council in the ONE in recognition of the requirement for further Publication consultation.*
- 4.13 *The Outer North East (ONE) HMCA is characterised by a pattern of free standing settlements set predominantly amongst Green Belt and a local Rural Land Policy designation (UDP). These are mainly small villages of between 500 and 4,000 people, however the main service centre and identified Major Settlement in the Core Strategy is Wetherby with a population of over 10,000 people and is the biggest settlement within the HMCA. It lies at the north east edge of the HMCA and performs a key role in providing a variety of local services, community facilities and employment opportunities. In reflecting this role, within the overall context of the Core Strategy, an integral component of the Revised Publication Draft proposals for ONE is an urban extension on land East of Wetherby. This site is currently designated as Rural Land and offers a substantial opportunity to address housing need (including affordable housing need) and to contribute to the overall housing target for the ONE HMCA as a whole, in a sustainable location which supports the Major Settlement. There is also*

an opportunity to draw a defensible Green Belt boundary around this urban extension.

- 4.14 *Whilst the East of Wetherby proposal is significant, the overall housing target for the ONE HMCA (5,000 new dwellings) and character of the area is such, a number of options have been considered and the City Council's preferred approach is to support a further new settlement proposal alongside a distribution of some housing amongst existing smaller settlements.*
- 4.15 *The identified portfolio of solutions for the ONE HMCA includes a new settlement proposal, as a strategic approach to new housing growth. This principle was an accepted approach as agreed by Executive Board in July 2015 (when considering the now withdrawn Headley Hall site in the ONE) and the Publication Draft Plan was published on the grounds that the Council had prepared a sound Plan. The NPPF advises (para 52) that new housing can sometimes be best delivered by large scale developments such as new settlements.*
- 4.16 *The Adopted Core Strategy specifically provides strategic support for such an option in Policy SP10. This states that the focus for Green Belt release should be around the main urban area, major settlements and small settlements, but that "exceptionally, sites unrelated to the Main Urban Area, Major Settlements and Smaller Settlements, could be considered, where they will be in sustainable locations and are able to provide a full range of local facilities and services and within the context of their Housing Market Characteristic Area, are more appropriate in meeting the spatial objectives of the plan than the alternatives within the Settlement Hierarchy. Otherwise review of the Green Belt will not be considered to ensure that its general extent is maintained."*
- 4.17 *Land at Parlington presents the opportunity to provide a new settlement of up to 5,000 homes which creates a new village akin to the character of the ONE. This offers the opportunity to not only meet a large amount of the HMCAs target within the Plan period but also given its scale, to address national Garden City principles: be a well-planned new community (including significant affordable housing contribution), good use of infrastructure, in one landownership and in a high market area which will support speedy delivery. In recognition of experiences of delivering large scale new settlements elsewhere in the country the Council has identified a minimum contribution from the new settlement of 1,850, which is set out in the SHLAA 2016 Update. Land at Parlington is currently designated as Green Belt and an assessment of its release is included in its site assessment.*

- 4.18 *The NPPF notes that local planning authorities should consider whether opportunities for new settlements provide the best way of achieving sustainable development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining any such new development. The Parlington proposal provides an opportunity to inset a new village in the Green Belt with robust defensible boundaries (with limited mitigation measures).*
- 4.19 *The urban expansion of Wetherby and the new settlement at Parlington provide for 58% of the housing needs within the plan period for the ONE (with the new settlement at Parlington securing housing delivery beyond the plan period also). All settlements can play a role in delivering sustainable development in rural areas so the remainder of the proposed housing allocations are focussed firstly on previously developed land opportunities within the settlement hierarchy and secondly, on small greenfield extensions to assist in the health and vitality of villages whilst recognising their distinctive individual character and local environmental constraints. The ONE also contains significant Neighbourhood Plan activity, including 15 plans in preparation, which can identify housing allocations and help support thriving rural communities.*
- 4.20 *The SAP previously discounted the allocation of a range of medium and large scale sites across the hierarchy of settlements in the ONE HMCA. Such large and medium scale allocation using solely the settlement hierarchy approach (i.e. without the new settlement) would see significant impact on the character of these settlements, raise concerns around local infrastructure necessary to support growth and impact upon surrounding countryside. Green Belt assessments have been carried out for all proposed releases adjacent to villages in ONE and their results favour retention as Green Belt. Given the scale of housing need in the ONE HMCA (including a need for affordable housing), new housing would go beyond the role of supporting broader sustainability of villages and smaller settlements and lead to local harm. Whilst in some cases UDP Protected Areas of Search (PAS) sites could form part of the ONE housing allocation for this Plan period, assessment of such sites has revealed sustainability dis-benefits, chiefly with regard to the impact on local infrastructure and character of villages. Their allocation for housing would also necessitate a need to identify new replacement safeguarded land.*
- 4.21 *On balance given all these considerations, the identification of a major urban extension to Wetherby and new stand-alone settlement complemented by smaller scale and proportionate housing opportunities throughout the freestanding villages, is considered to be the most appropriate strategy when considered against reasonable alternatives.*

2.7 Table 3 Greenfield/brownfield split (page 13) for Outer North East will be revised along with all other areas at pre-submission stage.

APPENDICES

Appendix 2 - List of all sites within each HMCA and status in Site Allocations and Aire Valley Leeds Area Action Plans – revised list for Outer North East only

6 - Outer North East

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-27	787	Linton Springs, Sicklinghall Road, Linton	0.5	7	LG	Other Rural Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-28	1046	Spofforth Hill, Wetherby LS22	15.4	325	G	Major Settlement Extension	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-31	HLA3104340	FORMER GEORGE & DRAGON, HIGH STREET, WETHERBY, LS22 6LT	0.1	2	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-32	4076	Benfield Ford, Deighton Road, Wetherby	0.5	56	G	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-33	5139	HALLFIELD LANE WETHERBY	0.2	9	n/a	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-34	4074	Forensic Science Lab, Sandbeck Lane, Wetherby	2	57	G	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-35	71	Thorp Arch Grange, Walton Road, Thorp Arch	0.4	14	LG	Other Rural Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-36	103	Moor End (7-14) - Boston Spa LS23 6ER	0.6	9	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-37	777	Churchfields, Boston Spa	8.6	153	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-38	HLA3104350	REAR OF 134-140 HIGH STREET, BOSTON SPA, WETHERBY, LS23 6BW	0.2	6	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-39	90	Church Lane (27) - St Vincents School, Boston Spa	0.5	13	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-40	HLA3104250	201 HIGH STREET BOSTON SPA	0.1	10	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-41	757	Harewood Village Farm	1.2	8	LG	Other Rural Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-42	780	First Avenue, Bardsey	0.6	5	P	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-43	5126	Keswick La, Bardsey	0.3	9	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

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Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-44	1127	Woodacre Green and Bankfield (land to south), Bardsey	1.2	14	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-45	3353	High Street, Clifford	0.4	5	LG	Other Rural Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-46	HLA3100390	Land To Rear Of 20-30 Syke Lane, Scarcroft, Leeds	0.6	9	n/a	Other Rural Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-47	785	Syke Lane/Moses Syke, Scarcroft	0.7	11	LG	Other Rural Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-48	1041	Wetherby Road (land to east at Castle Mona Lodge), Scarcroft	1	11	P	Other Rural Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-49	HLA3104180	THE BIGGIN GREAT NORTH ROAD BRAMHAM	0.1	7	LG	Other	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-50	783	Bowcliffe Road Timber Yard, Bramham	0.9	14	G	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-51	778	Bowcliffe Road - Bramham House, Bramham	2.1	30	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-52	786	Aberford Road - Bramham Lodge	1	11	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-53	3152	Spenn Common Lane, Bramham	0.8	9	LG	Other Rural Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-54	4070	Black Horse Farm, South Approach, Aberford	0.9	5	LG	Other Rural Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-55	798	Station Road (37-51), Scholes	0.7	1	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-56	3223	Elmhurst, Elmwood Lane, Barwick In Elmet	0.3	1	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-57	4072	White House Farm, Bunkers Hill, Aberford, LS25	0.3	5	LG	Other Rural Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-288	797	East Leeds Extension	204.5	675	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
				Identified housing total:	1491			

RAG ratings: G = Green A = Amber R = Red LG = Lime green (identified) P = Purple (sieved out) n/a = Site not in Issues and Options

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Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-19	5166	Land at Sandbeck Lane Wetherby	6.3	165	n/a	Major Settlement Infill	Greenfield	Site is a previously undeveloped employment allocation within the UDP and not situated within land defined as Green Belt, as such the principle of development is acceptable. The site is well related to the major settlement of Wetherby and is bounded by the A1(M) to the east and Harrogate Council land to the north.
HG2-20	4075	Mercure Hotel, Wetherby Road, Wetherby	2.4	86	G	Major Settlement Infill	Mix 20:80	Predominantly brownfield site within the urban area of Wetherby. Close to the Town Centre with good links to local services. Residential development acceptable in principle.
HG2-22	1154_3132	Church Street, Boston Spa	1.7	36	n/a	Smaller Settlement Infill	Greenfield	Site is situated within the urban area of Boston Spa, close to the local centre and local services. Access can be achieved through the adjacent identified housing site to the west (HG1-39), which is in the same land ownership. The site is situated within the Boston Spa conservation area, however development could preserve the character and appearance of the conservation area.
HG2-24	1153	Keswick Lane (land to north of), Bardsey - site of The Blessed Sacrament Church	0.4	10	G	Smaller Settlement Extension	Brownfield	Green Belt site. The site would constitute a small extension into the Green Belt which is well related to the existing settlement and would have limited impact on openness.
HG2-25	4150	Farfield House, Bramham	0.5	14	n/a	Smaller Settlement Extension	Mix 30:70	Green Belt site which is related to existing residential development and would effectively round off the settlement.
HG2-26	15	Wetherby Road - Scarcroft Lodge, Scarcroft	5.8	100	P	Other Rural Extension	Brownfield	Large brownfield site situated within the Green Belt and Scarcroft conservation area. The site is close to the built up area of the settlement and could be developed for residential development whilst not having a greater impact on the openness of the Green Belt and character and appearance of the conservation area than the existing significant development. Site to remain washed over with Green Belt.
HG2-28	4068	Land to the East of Belle Vue Avenue, Scholes	0.6	15	G	Smaller Settlement Infill	Greenfield	Site situated adjacent to existing residential development and not within land defined as Green Belt. The development of the site would form a small infill extension to the settlement. Acceptable for residential development in principle

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Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-225	5285	Land at the Rowans, Wetherby	0.6	18	n/a	Other Rural Infill	Greenfield	Small area of vacant land adjacent to an existing area of development which includes a cluster of residential properties. The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Given that the area adjacent to the site contains significant urbanising features it is not considered that a small residential development will be unduly detrimental to the rural character of the wider area. The site is considered to have reasonable access to services and facilities within Wetherby. The site has some flood risk concerns, which can be mitigated through appropriate site requirements.
HG2-226	1233_2158_312 5	Land to the east of Wetherby	47.6	1080	n/a	Major Settlement Extension	Greenfield	The site currently forms a collection of agriculture fields to the eastern edge of Wetherby. The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site would be well contained and the wider area currently contains several urbanising developments such as the adjacent Young Offenders Institute. As such the development of the site would not be unduly detrimental to the character of the area. The site is situated adjacent to the Wetherby which is the only major settlement within the HMCA. The site would have reasonable access to the Town Centre and local services. The site is considered to form the best option for extending Wetherby when compared against reasonable alternatives.
HG2-227	5300	Land to the north of HMP Wealstun Prison	6.3	142	n/a	Other Rural Infill	Mix 80:20	The site forms an area of vacant land which is situated in between existing residential properties and Thorp Arch Trading Estate. A small part of the site is brownfield and contains former social club which is now derelict. The majority of site is currently protected in the UDP as protected playing pitches. However, the pitches have not been used for a considerable amount of time and now have limited public access. The site is located within a urbanised setting outside of the Green Belt.
Housing allocation total:							1666	

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Mixed use allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX2-39	5320	Parlington Estate, Aberford	261.7	1850	n/a	Other	Greenfield	It is considered that a significant proportion of the supply of new development (housing and employment) in the Outer North-East HMCA is best achieved through the planning of a purpose built new settlement. The new freestanding settlement could be planned to meet garden village principles and provides a unique opportunity to deliver comprehensive large scale development including high quality new homes, local employment opportunities, new community green spaces and a range of supporting community services and infrastructure within an attractive environment. The allocation of a strategic new settlement site as part of the overall portfolio of allocations is considered to represent the best way of achieving sustainable development whilst meeting the identified development needs of the Outer North East HMCA. Only part of the settlement will be delivered within the plan period; however the site can also help to ensure the stable delivery of housing in the longer term.
Mixed use allocation total:								1850

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Safeguarded land (PAS)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG3-7	2136	The Ridge, Linton	4.1	100	P	Other Rural Infill	Greenfield	The site is designated as a Protected Area of Search (PAS) in the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. In particular the site is attached to Linton which is a small village with very few local services which does not form part of the Core Strategy settlement hierarchy. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.
HG3-8	2135	Leeds Road Collingham	6.5	100	R	Smaller Settlement Extension	Greenfield	The site is designated as a Protected Area of Search (PAS) in the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. In particular, a large amount of the site is at high flood risk. The site also has a accessibility and ecology issues. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.
HG3-9	2137	West Park, Boston Spa	4.1	110	A	Smaller Settlement Extension	Greenfield	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.
HG3-10	1008	Grove Road, Boston Spa	3.9	103	A	Smaller Settlement Extension	Greenfield	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.
HG3-11	1167	Chapel Lane (land to the east of), Clifford LS23	1.6	36	P	Other Rural Infill	Greenfield	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. In particular, the site is situated within Clifford which does not form part of the Core Strategy settlement hierarchy. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.

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Safeguarded land (PAS)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG3-12	1061	Wood Lane (land off), and east of the former railway, Scholes, LS15	1.9	60	A	Smaller Settlement Extension	Greenfield	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.
HG3-13	2134	Scholes (east of)	32.1	850	A	Smaller Settlement Extension	Greenfield	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternative sites preferred for allocation. In particular the site would represent a large extension to the small settlement of Scholes. The site contributes to a reserve of land with potential for longer term development and should therefore be retained as Safeguarded Land.
Safeguarded land (PAS) total:								1359

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Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	70	Linton Spring (office building), Sicklinghall Road, Wetherby	0.4	12	P	Other Rural Extension	Brownfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	78	Blackmoor Lane (120), Bardsey LS17 9DZ	0.9	25	P	Other	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	361	Spofforth Hill (land at), Wetherby LS22 6SF	0.9	34	R	Major Settlement Infill	Mix 80:20	Site in current residential use. Allocation of the site is not supported by the owners.
n/a	789	Oaks Lane, Boston Spa	0.5	18	n/a	Smaller Settlement Infill	Mix 70:30	Site not available. Previous consent for residential development fully built out.
n/a	830	Thorner Lane - Oaklands Manor, Scarcroft	0.5	14	P	Other Rural Extension	Mix 50:50	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1001	Tarn Lane - Brandon Hall LS17	3.8	86	P	Other	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1005	Wetherby Road, Scarcroft	18.3	412	P	Other	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1027	Wetherby Road (land to west), south of Bardsey	25.1	565	R	Smaller Settlement Extension	Greenfield	Green Belt Site. The development of the site would have an unacceptable impact on the Green Belt in terms of coalescence/merging of settlements (Bardsey and Scarcroft) and failing to safeguard the countryside from encroachment. Highways concerns also exist regarding access onto Wetherby Road due to visibility constraints.
n/a	1028	Wetherby Road (land to west), north of Scarcroft	12.8	288	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1031	Sandhills (land to east), Thorer	1.4	37	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1040	Carr Lane, Thorer, LS14	0.5	13	P	Other Rural Infill	Greenfield	Sieved out site. Not within settlement hierarchy.
n/a	1048	Main Street (north of), Aberford LS25	0.7	20	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.

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Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1055A	Thorpe Arch Estate, Wetherby LS23 7BJ	60.3	2161	G		Mix 50:50	Large brownfield site with current employment and retail uses. Local preference for the site to remain in employment use with additional land allocated for employment purposes. Concerns over the general sustainability credentials of the site. Parts of the site also have high ecological value. Significant highways mitigation measures would also be required which may not be deliverable. Site not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	1055B	Thorpe Arch Estate, Wetherby LS23 7BJ	64.6	1455	G	Other	Brownfield	Large brownfield site with current employment uses. Local preference for the site to remain in employment use. Concerns over the general sustainability credentials of the site. Parts of the site also have high ecological value. Significant highways mitigation measures would also be required which may not be deliverable. Site not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	1056	Main Street (off) - Cricket Field, Shadwell	1.8	49	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1057	Scholes Lane, Scholes	0.7	20	R	Smaller Settlement Extension	Greenfield	Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of high potential to lead to unrestricted sprawl as development would jut out from the western edge of Scholes which is currently well-defined and follows the path of a former railway line.
n/a	1070	Linton Lane - Cragg Hall Farm, Wetherby LS22	1	32	R	Major Settlement Extension	Mix 80:20	Green Belt site. The site is well related to the existing settlement and development would constitute 'rounding off' of the existing settlement. However, the site is not available for residential development given the recent planning permission and construction of a large single dwelling in the middle of the site.
n/a	1088	Whinmoor Lane, land to rear of Wainscott Cottage, Shadwell, LS17 8LS	1.8	58	P	Smaller Settlement Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.

6 - Outer North East

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1089	York Road - Homecroft, Scholes LS15 4NF	2.4	54	R	Smaller Settlement Extension	Brownfield	Green Belt site, albeit brownfield land. The development of the site would have an unacceptable impact on the Green Belt in terms of high potential to lead to unrestricted sprawl as development would jut out from the western edge of Scholes which is currently well-defined and follows the path of a former railway line. Development would also jut out to the north of the urban edge of the village. Any residential development would be isolated from the community facilities and services within Scholes by the former railway line and as a result has poor accessibility credentials. The site has recently been granted planning permission for employment uses and as a consequence is highlighted as an identified employment allocation within the plan.
n/a	1094A	Red Hall Lane and Manston Lane (between)	377.7	0	R	Main Urban Area Extension	Greenfield	Very large Green Belt site. Development of the site would not be acceptable in Green Belt terms as it would result in significant sprawl, coalescence of the urban conurbation of Leeds with Scholes and fail to safeguard the countryside from encroachment. Significant highway concerns relating to access, impact on local network and relationship to the proposed East Leeds Orbital Route. Do not want to promote new development directly outside the East Leeds Orbital Road; this principle is established all along its route.
n/a	1106	First Avenue (land west of), Bardsey	14	315	R	Smaller Settlement Extension	Greenfield	Green Belt site which splits Bardsey from Bardsey Village. Surrounded by residential development on three sides, albeit only two of these form the defined urban area. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	1107	Green Lane (land east of), Boston Spa LS23	9.5	249	R	Smaller Settlement Extension	Greenfield	Green Belt site. The development of the site is considered to have an unacceptable impact on the Green Belt in terms of sprawl to the east of Boston Spa given that it would jut out significantly from the existing urban area.
n/a	1108	Willow Lane (land west of), Clifford LS23	0.6	20	P	Other Rural Extension	Greenfield	Steved out site. Green Belt. Not within settlement hierarchy.
n/a	1109	Cinder Lane (land west of), Clifford, LS23	3.1	82	P	Other Rural Extension	Greenfield	Steved out site. Green Belt. Not within settlement hierarchy.
n/a	1121	Trip Lane (land at), Linton	2.1	47	P	Other Rural Extension	Greenfield	Steved out site. Green Belt. Not within settlement hierarchy.
n/a	1130	Parlington Lane (land off)	1.7	45	P	Other Rural Extension	Greenfield	Steved out site. Green Belt. Not within settlement hierarchy.

6 - Outer North East

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1131	Field Lane (south of), Aberford	0.8	22	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy and part SFRA floodzone 3b
n/a	1132	Lotherton Lane (land south of)	0.4	12	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1134	Aberford Road, Barwick LS15	6.2	141	A	Smaller Settlement Extension	Greenfield	Green Belt site. The development of the site is considered to have an unacceptable impact on the Green Belt in terms of sprawl. The site would be a significant incursion into the Green Belt to the east of Barwick and could not be considered to round off the settlement.
n/a	1139	York Road, Morwick Hall (land adj to), Whinmoor, LS15	13.8	311	R	Main Urban Area Extension	Greenfield	Green Belt site which relates poorly to existing urban area. The development of the site for residential use would be unacceptable in Green Belt terms as it would adjoin the East Leeds Extension to its west boundary and would represent significant sprawl which is not well contained. The site would also significantly reduce the Green Belt gap between the main urban area of Leeds and Scholes to an unacceptable degree.
n/a	1155	Bramham Road and North of Lyndon Road (land to west of), Bramham LS23	12	269	R	Smaller Settlement Extension	Greenfield	Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl to the north of Bramham and safeguarding the countryside from encroachment. The site would also reduce the Green Belt gap between Bramham and Clifford.
n/a	1156	Bramham Road (land to east of), Clifford	4	90	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1157	Old Mill Lane (land to south of), Clifford LS23	1.3	35	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1158	Boston Road (land to west of), Clifford LS23	1	33	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1161	Parlington Drive (west of), Aberford LS25	2.7	60	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1162	Parlington Drive (east of), Aberford, LS25	2.8	62	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1163	Main Street - Beckside, Aberford LS25	0.9	24	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.

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Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1164	Richmondfield Lane (land at) - Long Lane LS15	7.2	161	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site relates poorly to the existing settlement. The development of the site for residential development would have an unacceptable impact on the Green Belt in terms of significant spawl and safeguarding the countryside from encroachment. The site also has poor access and a beck splits the site into two parcels.
n/a	1165	Barwick Road (land north of), Garforth	9.7	0	A	Major Settlement Extension	Greenfield	Green Belt site. The site is isolated and unrelated to the existing settlement. It would have an unacceptable impact on the Green Belt in terms of unrestricted spawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.
n/a	1182	Woodlands Farm (land at), Syke Lane, Scarcroft LS14	0.9	25	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1226	Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25	17.4	0	A	Major Settlement Extension	Greenfield	Green Belt site. The site is isolated and unrelated to the existing settlement. It would have an unacceptable impact on the Green Belt in terms of spawl and safeguarding the countryside from encroachment. The site also lies within the proposed HS2 route which would have a significant impact on its deliverability. Highways access concerns due to narrow bridge into Garforth. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.
n/a	1239	Dowkell Lane (land south of), Thorp Arch LS22	5.7	150	P	Other Rural Extension	Greenfield	Sieved out. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy.
n/a	1240	Church Causeway (land north of), Thorp Arch	4.9	128	P	Other Rural Extension	Greenfield	Sieved out. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy.
n/a	1241	Walton Road (land at), Thorp Arch LS22	8.9	233	P	Other Rural Extension	Greenfield	Sieved out. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy.
n/a	1251	Leeds Road, Collingham LS22	4.5	101	R	Smaller Settlement Extension	Greenfield	Green Belt site. In isolation the site would have an unacceptable impact on the Green Belt as it would form an isolated development and not round off the settlement. The southern part of the site is also within an area of high flood risk and the site requires the adjacent site to the east for access. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	1252	Northgate Lane, Linton LS22	2.3	52	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.

RAG ratings: G = Green A = Amber R = Red LG = Lime green (identified) P = Purple (sieved out) n/a = Site not in Issues and Options

6 - Outer North East

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1262	Roundhay Park Lane, Sandy Lodge (site of) LS17 8AS	1	31	A	Main Urban Area Extension	Mix 80:20	Green Belt site. Site is well related to the settlement and would round off the settlement. However, the site lies adjacent to a cluster of listed buildings and is not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	1271	Rakehill Road (land off), Scholes, LS15	112.3	2528	R	Smaller Settlement Extension	Greenfield	Large Green Belt site which is out of scale with the existing settlement. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.
n/a	1286	Colliers Lane (land off), Shadwell, LS17	3.2	72	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	1287	Blind Lane (land at), Shadwell, LS17	2.7	60	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	1288	Manor Farm (land at), Shadwell, LS17	13.1	294	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	1289	Dowkell Lane (land north of), Thorpe Arch, Boston Spa	12.1	317	P	Other Rural Extension	Greenfield	Sieved out. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy.
n/a	1290	Thorpe Arch - The Vicarage (land to rear of), Boston Spa	0.8	25	P	Other Rural Extension	Greenfield	Sieved out. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy.
n/a	1291	Lilac Farm (land at), Lilac Farm, Collingham LS22	8.1	183	A	Smaller Settlement Extension	Greenfield	Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl.
n/a	1292	Jewitt Lane (paddock at), Collingham, LS22	1.1	31	R	Smaller Settlement Infill	Mix 80:20	The site is within the existing settlement of Collingham, not within the Green Belt. However, Highways concerns regarding access to the site and the existing highway network. The site is not considered to be safely accessible to local services. The site slopes significantly and mature trees surround the narrow entrance to the existing dwelling on site which reduces development potential.
n/a	1293	Harewood Road (land at), Collingham LS22	4.6	103	A	Smaller Settlement Extension	Greenfield	Green Belt Site. Site is steeply sloping which may impact upon its development potential. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	1294	Leeds Road (land at), Collingham LS22	5.4	121	R	Smaller Settlement Extension	Greenfield	Green Belt site. The southern part of the site juts out from the existing settlement form and has no defensible boundary to contain the development. The site's development is therefore considered to constitute unrestricted sprawl. Highways concerns due to the narrow road frontage.

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Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1300	Linton Lane - land opposite the Ridge, Linton LS22	1.7	54	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	1301	Linton Lane - Wetherby Golf Course house and car park, Wetherby LS22	0.6	19	R	Major Settlement Extension	Mix 20:80	Green Belt site. The site is not related to the existing settlement given that site 1070 is situated between the site and the existing urban area of Wetherby. No defensible boundary is present to the south side of the site to help contain the development. The development of the site is therefore considered to constitute sprawl. The site currently contains a golf clubhouse and car park, which is acceptable, appropriate development in the Green Belt, as ancillary development for the Golf Club. Development of the site would therefore also result in the loss of a community facility given that the clubhouse would have to be demolished.
n/a	1304	Larumrise (land to the west of), off Willow Lane, Clifford LS23	2.1	56	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	1309	Linton Lane (land to the rear of) LS22	3.5	92	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	1315	Holywell Lane / Bridle Path Road (land to east of), Shadwell LS17	2.2	50	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	1316	Bridle Path Road (land to north of), Shadwell, LS17	1.2	33	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	1324	Ling Lane - Stonecroft LS17 6JN	0.8	22	n/a	Other Rural Extension	Mix 70:30	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	1329	Blackmoor Lane (land to north of), Bardsey, Leeds	1.2	32	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	1367	Rakehill Road (land north of), Barwick in Elmet	1.3	34	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development of the site would not relate well to the existing settlement form and would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and failing to safeguard the Green Belt from encroachment. Highway concerns regarding poor access and narrow local roads. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	1368	Rakehill Road (land south of), Barwick in Elmet	3.1	71	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development of the site would have an unacceptable impact on the Green Belt in terms of high potential for unrestricted sprawl and failing to assist in safeguarding the countryside from encroachment. Highway concerns regarding poor access and narrow local roads. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.

6 - Outer North East

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	2059	Oakhill Cottage Farm, Shadwell LS17	13.8	363	R	Main Urban Area Extension	Greenfield	Green Belt site. The site is considered to have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and failing to safeguard the countryside from encroachment. In particular the site forms part of an important gateway into the countryside from the Ring Road, with views from the Ring Road giving the edge of the main urban area a 'rural feel'. The site also forms part of a defined Urban Green Corridor which is protected by saved UDP policy N8. The development of the site would have a detrimental impact on the function of this Urban Green Corridor. Highway concerns regarding poor accessibility.
n/a	2067	Thorp Arch Grange, Wetherby LS23	0.6	16	A	Other Rural Extension	Greenfield	Sieved out - Not within the settlement hierarchy
n/a	2068	Thorp Arch Estate Waste Tip, Wetherby LS23	10.1	227	P	Other	Greenfield	Sieved out - Not within the settlement hierarchy
n/a	3019	Land off Whinmoor Lane Shadwell	4.1	92	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3020	Land at Elmete Lane Shadwell	2.2	50	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3114	Barwick Road, Garforth	1.2	38	A	Major Settlement Extension	Greenfield	Green Belt site. The site is isolated and unrelated to the main settlement. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl and protecting the countryside from encroachment. Highways concerns regarding access as the route to Garforth constrained by narrow railway bridge and access to the site itself is down a narrow unadopted road. Proposed HS2 rail route runs to the north of the site. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.
n/a	3126	Syke Lane, Scarcroft	1.1	31	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3127	Wetherby Road, Scarcroft	5.1	114	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3128	Land west of Deepdale Lane, Boston Spa	2.2	59	A	Smaller Settlement Extension	Greenfield	Green Belt site. The site is not well contained and would have an unacceptable impact on the Green Belt in terms of failing to safeguard the countryside from encroachment.
n/a	3129	Moor End, Boston Spa	2.5	65	A	Smaller Settlement Extension	Greenfield	Green Belt site. Site is not required to meet the housing numbers due to local preference for an alternative strategic options.

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Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3130	Primrose Lane (west), Boston Spa	3.7	96	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl, given that Primrose Lane presently forms a strong defensible boundary. The development would also reduce the Green gap between Boston Spa and Clifford, and would not be well contained.
n/a	3131	Primrose Lane (east), Boston Spa	1.6	49	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl, given that Primrose Lane presently forms a strong defensible boundary. The development would also reduce the Green gap between Boston Spa and Clifford, and would not be well contained.
n/a	3133	Woodacre Lane (north), Bardsey	1.7	47	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site is situated on a very steep slope. Highways raise concerns due to lack of access options and poor accessibility. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	3134	Woodacre Lane, Bardsey	9.1	205	R	Smaller Settlement Extension	Greenfield	Green Belt site. The beck and mature tree line create a strong boundary to the east between the built up area and the site. The surrounding road network is narrow and there are significant Highways concerns. The site also lies adjacent to a conservation area and Motte and Bailey, Castle Hill Ancient Monuments. In addition the site is situated on a significant slope and as a consequence any development would be very prominent within the landscape. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	3135	Land south of Wetherby Race Course (adj to Race Course)	17.2	450	R	Major Settlement Extension	Greenfield	The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). The development of the site is reliant on the development of 3136 for access. Development of the site would be unrelated to the existing settlement and represent a significant incursion into open countryside extending to the southeast of Wetherby. Presently the A1(M) forms a strong defensible boundary between the urban area and the countryside. The site would be isolated from the main urban area of Wetherby with very limited access across the A1(M) which creates a significant access barrier to the existing settlement.

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Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3136	Land south of Wetherby Race Course, Walton Road	34.2	898	R	Major Settlement Extension	Mix 80:20	The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Development of the site would be unrelated to the existing settlement and represent a significant incursion into open countryside extending to the southeast of Wetherby. Presently the A1(M) forms a strong defensible boundary between the urban area and the countryside. The site would be isolated from the main urban area of Wetherby with very limited access across the A1(M) which creates a significant access barrier to the existing settlement.
n/a	3309	Scarcroft Cottage, Wetherby Road, Scarcroft, Leeds, LS14 3HJ	0.5	13	P	Other Rural Extension	Mixed	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3310	Land Boston Road, Wetherby	1.5	53	R	Major Settlement Infill	Greenfield	Piece of open land adjacent to the river which adds to the character of the conservation area. The site slopes significantly down towards the river. Flooding issues as the majority of the site lies within flood zones 3b (washland) and 3a (high risk). The site also has very poor access.
n/a	3317	railway sidings at scholes	3.3	75	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site is a disused railway track and is linear in nature. The site does not relate well to the settlement form and would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and failing to safeguard the countryside from encroachment. The site also contains a series of mature trees which would be lost if the site was developed. Highways concerns regarding access.
n/a	3319	Main Street, Aberford	1	28	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3322	Winnow Lane	14.6	384	R	Smaller Settlement Extension	Greenfield	Green Belt site. The development of the site would be unacceptable in Green Belt terms as it would result in unrestricted sprawl and fail to protect the countryside from encroachment. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	3323	Land at Brandon Golf Course, Shadwell	4.5	118	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3325	Land at Thorne Lane Leeds	6.3	142	R	Main Urban Area Extension	Greenfield	Green Belt site. The site is not connected or well related to the existing urban area and would create an isolated development. The site is considered to have an unacceptable impact on the Green Belt in terms of unrestricted sprawl.

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Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3332	High Trees School, Boston Spa	0.8	27	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The western part of the site is also designated as green space in the Site Allocations Plan.
n/a	3333	Land off Ling Lane, Scarcroft	2.9	65	P	Other Rural Extension	Mix 80:20	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3334	Land South of A58 Collingham	6.3	142	R	Smaller Settlement Extension	Greenfield	Green Belt site. The development of the site would constitute a significant encroachment into the Green Belt. The site is detached from the settlement of Collingham. The site is further separated from the northern part of Collingham by Collingham Beck. The site boundary does not follow any field boundaries so no strong defensible boundaries currently exist. Highways concerns regarding access.
n/a	3363	Mill Lane, Bardsey	0.4	11	P	Other Rural Extension	Mix 20:80	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3371	Sweep Farm, Wetherby	32.8	861	R	Major Settlement Extension	Greenfield	Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.
n/a	3375	Boundary between Green Belt and Urban Development	1.7	45	R	Smaller Settlement Extension	Greenfield	Green Belt site. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	3391	Headley Hall, Bramham, Leeds	272.2	3000	A	Other	Greenfield	The site owner has stated that the site is no longer available for development. Consequently the site is not considered to be suitable for allocation.
n/a	3429	Land off Black Moor Lane, Bardsey	2.6	59	P	Other	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3438	Aberford Road, Aberford	1.2	31	P	Other	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3448	Land off Trip Lane Linton	4.1	92	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3452	Land off Potterton Lane	17.1	385	P	Other	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3453	Land off Potterton Lane	1.7	46	P	Other	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3461	Land off Tith Barn Lane, Bardsey	1.1	31	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.

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Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3462	Land at Clifford Moor Road, Clifford	0.4	0	n/a	Other Rural Extension	Brownfield	Sieved out - below 0.4ha
n/a	4018	Shadwell Lane	4.1	109	R	Main Urban Area Extension	Greenfield	Green Belt site. Development of the site would significantly reduce the Green Belt gap, to an unacceptable degree between the main urban area of Leeds and the village of Shadwell. This would effectively merge the two settlements to the detriment of the freestanding nature of Shadwell and Green Belt aims. The site is also considered to have an unacceptable impact on the Green Belt in terms of unrestricted sprawl.
n/a	4065	Piccolino's, south of A58, Collingham	0.2	7	G	Smaller Settlement Infill	Brownfield	Below the site size threshold of 0.4ha for allocation.
n/a	4079	Site of Prison Social Club, Walton Road, Wetherby	0.9	23	A	Other Rural Extension	Mix 70:30	Sieved out. Not within the settlement hierarchy
n/a	4096	Nidd Vale Motors, Wetherby	0.4	15	G	Major Settlement Infill	Brownfield	Site not available for residential use. Recent planning approval on the site for a food store.
n/a	4151	Ferndale House Shadwell	1.1	31	n/a	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within the settlement hierarchy
n/a	4152	Aberford Road, Bramham	0.4	12	n/a	Smaller Settlement Infill	Greenfield	Existing green space site. Site to be retained for green space use and is not suitable for development.
n/a	4154	Wike Ridge Lane, Alwoodley	3.6	94	n/a	Main Urban Area Extension	Greenfield	Green Belt site. Site slopes steeply in parts. Local flooding/drainage concerns. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	4155	Land at Harewood Road, Collingham	4.1	93	n/a	Smaller Settlement Extension	Greenfield	Green Belt Site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl. Site is steeply sloping. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	4162	Land to the rear of Woodland Gardens, Scarcroft	1.4	38	n/a	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within the settlement hierarchy.
n/a	4163	Woodland Gardens, Scarcroft	0.5	12	n/a	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within the settlement hierarchy.
n/a	4165	Hampson House, Bardsey	0.4	11	n/a	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within the settlement hierarchy.

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Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	4166	Land South of Shadwell Lane	6.1	159	n/a	Main Urban Area Extension	Greenfield	Green Belt site. The site would have a unacceptable impact on the Green Belt in terms of sprawl and coalescence as it would significantly reduce the gap between main urban area of Leeds and Shadwell.
n/a	4170	Whinmoor Lane, Shadwell	1.5	0	n/a	Main Urban Area Extension	Greenfield	Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. In particular the site lies outside the proposed East Leeds Orbital Road which will provide a strong defensible boundary between the urban area and the countryside.
n/a	4176	High Street, Boston Spa	2.5	66	n/a	Smaller Settlement Extension	Greenfield	Green Belt site. The site in would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	4201	Land at Rose Croft, East Keswick,	1.2	33	n/a	Other Rural Extension	Greenfield	Sieved out - Not within the settlement hierarchy
n/a	4218	Thorp Arch & Boston Spa Cricket Ground	1.1	39	n/a	Other Rural Infill	Greenfield	Sieved out - Not within the settlement hierarchy
n/a	4221	The Boyle, Barwick	0.5	13	n/a	Smaller Settlement Infill	Brownfield	Brownfield site, not within the Green Belt. Significant tree cover to the north section of the site. The site currently has a narrow single access which is constrained by mature trees. If the access was widened it would result in the loss of some mature tree cover to the detriment of the character and appearance of the conservation area.
n/a	4229	Land behind Wyncroft Court, Barwick in Elmet	2.7	61	n/a	Smaller Settlement Extension	Greenfield	Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.
n/a	4234	Field & Well Opposite 4 Oaks Farm, Boston Spa	0.8	29	n/a	Smaller Settlement Infill	Greenfield	Whilst within the settlement of Boston Spa the site forms a key area of open land, with significant tree cover within the conservation area. The development of the site and the creation of suitable access would have a detrimental impact on the character and appearance of the conservation area.
n/a	5001	Thorner Lane, Scarcroft	2.5	55	n/a	Other	Greenfield	Sieved out. Green Belt. Not within the settlement hierarchy.
n/a	5022	Land South Of Main Street, Shadwell LS17 8ES	3.8	105	n/a	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within the settlement hierarchy.
n/a	5134	Land at Weatherby Road/Walton Road Walton	12	270	n/a	Other Rural Extension	Greenfield	Sieved out. Not within the settlement hierarchy.

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Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	5142	Land north of A58 Wetherby	13.5	354	n/a	Major Settlement Extension	Greenfield	Green Belt site. The site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. Significant ecology concerns given the presence of a Site of Ecological & Geological Interest (SEGI).
n/a	5154	Land north of Bramham Road Thorney	4.1	92	n/a	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within the settlement hierarchy
n/a	5158	Meadowside Keswick lane Bardsey	0.4	11	n/a	Smaller Settlement Extension	Greenfield	Green Belt site. Flood risk concerns. Also significant ecology concerns given the close proximity to Bardsey beck. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.
n/a	5162	Land at Whinmoor Lane Redhall	19.4	508	n/a	Main Urban Area Extension	Greenfield	Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment.
n/a	5163	Land at Wike Ridge Lane Slaid Hill	4.9	129	n/a	Main Urban Area Extension	Greenfield	Green Belt site. The development of the site would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment.
n/a	5168	Wood Farm south of Ling Lane Scarcroft	34.6	778	n/a	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within the settlement hierarchy
n/a	5198	Nursery at Clifford Moor Road Clifford LS23	1.8	49	n/a	Other Rural Extension	Mix 50:50	Green Belt site. Although the site is part brownfield it falls outside the settlement hierarchy and therefore would have been sieved out at Issues and Options stage. The development of the site for housing would have a significantly greater effect on Green Belt principles than the existing development which is low impact.
n/a	5240	Land adjacent to Mars Hall, Wetherby Road, Scarcroft, Leeds.	1	36	n/a	Other Rural Extension	Greenfield	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site contains numerous trees which are likely to be adversely affected by its development. The site would also have an unacceptable ecological impact given that UK BAP Priority Woodland occurs across the majority of the site.
n/a	5252	Land off A58 Wetherby Road, Scarcroft	1.1	29	n/a	Other Rural Extension	Greenfield	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is considered to have an unacceptable ecological impact given that most of the site is semi-improved grassland that contributes to the Leeds Habitat Network.

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Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	5256	Land north of Hall Park Road, Walton	1.5	40	n/a	Other Rural Extension	Greenfield	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is considered to have an unacceptable ecological impact given that the entire site lies within the Leeds Habitat Network due to its terrestrial and connectivity value to Great Crested Newts using breeding ponds in the local area.
n/a	5257	Land to the North of Wighill Lane, Walton	15.5	350	n/a	Other Rural Extension	Greenfield	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The scale of development would be out of character with the existing small village.
n/a	5273	Harewood Avenue, Harewood	4.7	105	n/a	Other Rural Extension	Greenfield	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is all considered to have an unacceptable impact on Green Belt principles.
n/a	5274	Harrogate Road, Harewood	3.7	84	n/a	Other Rural Extension	Greenfield	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is not well related to the existing settlement and would have an unacceptable impact on Green Belt principles.
n/a	5275	Harrogate Road/Malt Kiln Lane	1.6	43	n/a		Greenfield	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is not well contained and is considered to have an unacceptable impact on Green Belt principles.
n/a	5277	Kings Meadow Close, Wetherby	4.1	108	n/a	Major Settlement Extension	Greenfield	Site situated between the main urban area of Wetherby and the administrative boundary of Harrogate Borough Council. The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site appears to have no highway frontage, consequently there are highways concerns regarding the development of the site.
n/a	5297	Land NE of M1 J 47 between Aberford Rd, M1, Great North Rd	55.7	1253	n/a	Other	Greenfield	Green Belt site. The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site is of significant scale and is not well related to Garforth. The site would have an unacceptable impact on the Green Belt. The site was not suggested by a willing landowner, therefore its availability for development is unknown.

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Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	5312	SE of A1(M), N of R Wharfe, S of Walton Road, Wetherby	57.8	1519	n/a	Major Settlement Extension	Greenfield	The site is not within the UDP Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). The site forms an extensive area of land between Wetherby and the River Wharfe which is recognised as being a special landscape area. The area is recognised as having high scenic quality which would be significantly impacted upon if the site was developed. The site is also of a significant scale and does not relate well to the existing settlement of Wetherby. The site is not considered to form the best option for an extension to Wetherby when considered against other reasonable alternatives.
n/a	5319	Becca Hall, Aberford	296.5	4000	n/a	Other		The site is of significant scale and forms a potential location for a new settlement with a capacity for up to 4000 dwellings (3000 within the plan period). The development of the site is considered to have an unacceptable impact on several significant heritage assets as well as the surrounding wider historic environment which includes the character of the hamlet of Potterton. The site is situated within a special landscape area and contains some of the highest quality accessible landscape in Leeds. The proposed site is readily visible from key viewpoints from surrounding roads, public footpaths and nearby settlements and would have a significant adverse impact on this sensitive landscape setting. Furthermore, the site is a significant incursion into the Green Belt and would have a substantial impact on Green Belt principles. This impact would be further exacerbated by the future expansion areas which have been requested to be considered for removal from the Green Belt. The site is consequently not considered to form the most appropriate location for a new settlement development when considered against reasonable alternatives.
n/a	5341	Land at Main Street Shadwell	2.6	0	n/a	Other Rural Extension	Greenfield	The site falls outside the settlement hierarchy and would have been sieved out at Issues and Options stage. The site would have an unacceptable impact on the Green Belt in terms of sprawl and coalescence, as it would significantly reduce the gap between Shadwell and the main urban area of Leeds.
Not allocated for housing total:								31419

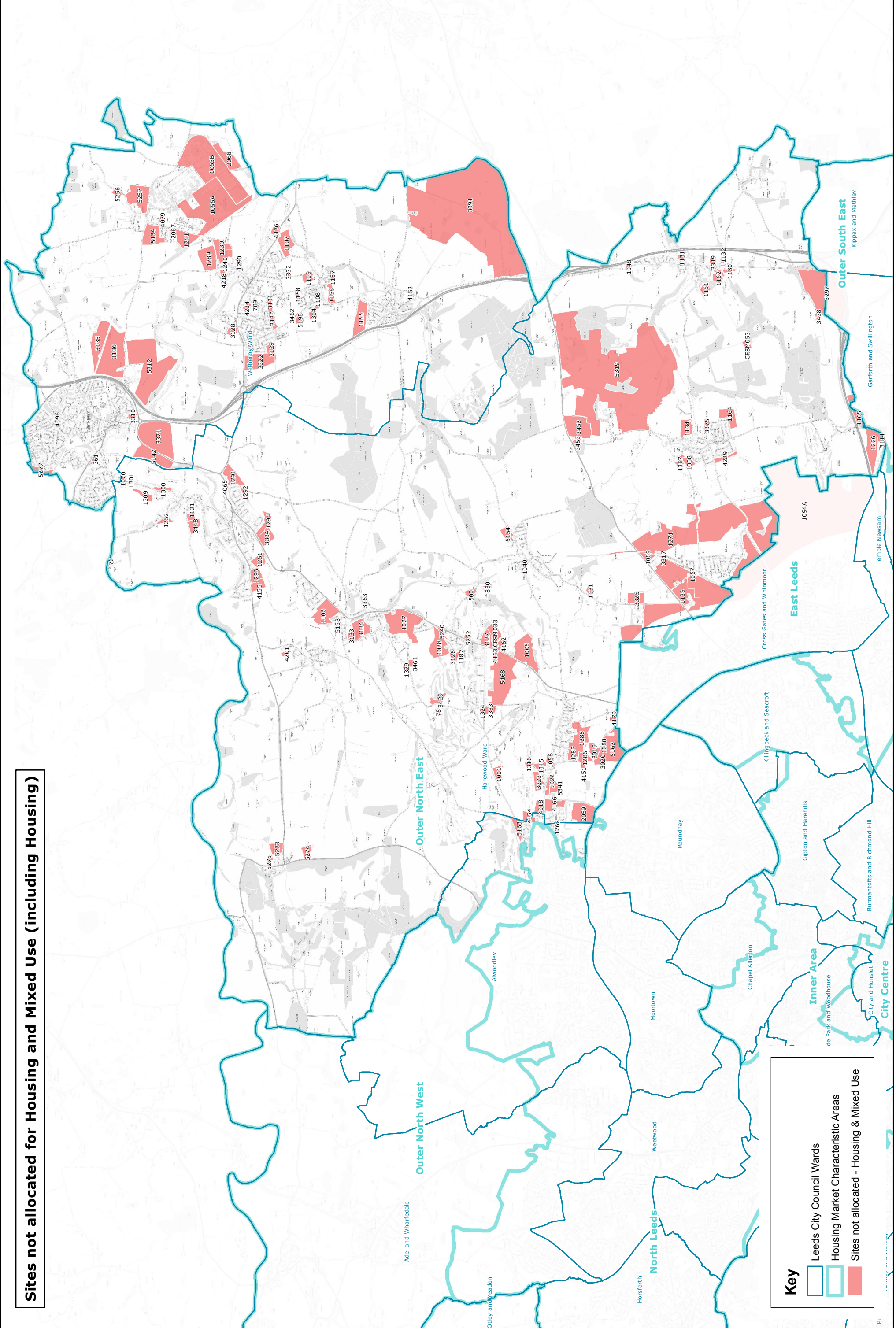
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Not allocated for mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	CFSM033	NEB Site, Scarcroft Lodge, Scarcroft, Leeds	4.8	0	P	Other Rural Extension	Brownfield	Site preferred for residential use (see site HG2-26).
n/a	CFSM038	Land at Parkhouse Farm, Aberford, Leeds	1.1	0	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within the settlement hierarchy.
n/a	CFSM053	Land at Home Farm, Aberford	2.2	0	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within the settlement hierarchy.
Not allocated for mixed use total:				0				

Appendix 3 - Plans for each HMCA showing sites not allocated for housing – revised plan for Outer North East only

Sites not allocated for Housing and Mixed Use (including Housing)



Key

- Leeds City Council Wards
- Housing Market Characteristic Areas
- Sites not allocated - Housing & Mixed Use



Appendix 6 – Phase 1 Assessment – sites submitted/at planning application stage by Gypsy and Traveller landowners – further site submitted at previous Publication Draft Plan consultation stage (ONE HMCA only)

As a result of the Publication Draft Consultation (Sept 2015), one additional site was submitted for consideration for Gypsy and Traveller use within the ONE HMCA:

Address	Size	Ownership	Comments	Conclusion
The Old Telephone Exchange, Coal Road	1 pitch	Private	Brownfield site. Concerns regarding the sites impact on the Green Belt and impact on the character and appearance of the area, given its prominent location. The site also has limited accessibility to local services given its isolated location.	Not suitable

Appendix 14 – Green Belt Assessments (G+T sites)

Green Belt assessment of the new site submitted for consideration for G&T use within Outer North East.

The Old Telephone Exchange, Coal Road

Purpose 1: Check the unrestricted sprawl of large built up areas

- Would development of the site lead to/constitute ribbon development **NO**
- Would development result in an isolated development site not connected to existing boundaries **YES**
- Is the site well connected to the built up area? – Does it have 2 or more boundaries with the existing built up area? **NO**
- Would development of the site effectively ‘round off’ the settlement pattern **NO**
- Do natural and physical features (major road, river etc) provide a good existing barrier between the existing urban area and undeveloped land, which if breached may set a precedent for unrestricted sprawl? **NO**

Conclusion: The site would create an isolated developed which is not well related to the urban area. Whilst the site is generally well contained the level of containment would diminish in the autumn and winter months due to reduced vegetation cover. On balance, it is considered that high potential for unrestricted sprawl exists. However, it is acknowledged that this impact would be mitigated to some extent by the small scale and brownfield nature of the site.

Purpose 2: Prevent neighbouring towns from merging

- Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained? **YES**
- Would development of the site lead to physical connection of 2 or more settlements? **NO**

Conclusion: Development of the site would not on its own result in the merging of settlements.

Purpose 3: Assist in safeguarding the countryside from encroachment

- Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries) **NO**
- Does the site provide access to the countryside – footpaths, bridleways across the land, or is it a designated park/greenspace? **NO**
- Does the site include national or local nature conservation designated areas (SSSIs etc) **NO**
- Does the site include areas of woodland, trees or hedgerows that are protected (protected ancient woodland) or significant unprotected tree/hedge cover. **NO**
- Does the site include any best and most versatile; grade 1, 2 or 3a (where known) agricultural land? **NO**
- Does the site contain buildings? **YES** (non agricultural)

Conclusion: The site is not considered to perform an important role in safeguarding the countryside from encroachment

Purpose 4: Preserve the setting and special character of historic towns

- is the site adjacent a conservation area, listed building or other historical features? **NO**

Conclusion: No effect on the setting and special character of historic features.

Purpose 5: Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Conclusion: The site is derelict brownfield land but is not related to the main urban area.

For more information, please contact:

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Site Allocations Plan

Revised Publication Draft: Area Proposals for Outer North East

**Housing (including Gypsies, Travellers and
Travelling Showpeople) Background Paper
Outer North East Addendum**

Leeds Local Development Framework
Development Plan Document

September 2016