



Site Allocations Plan

Leeds Local Development Framework

Development Plan Document

Submission Draft Housing (including Gypsies, Travellers and Travelling Showpeople) Background Paper

February 2017

HOUSING (INCLUDING GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE) BACKGROUND PAPER RELATING TO SITE ALLOCATIONS PLAN

1 THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2012

- 1.1 NPPF ¶14 emphasises that a presumption in favour of sustainable development is at the heart of government policy and for plan making local authorities to positively seek opportunities to meet the development needs of their area. Plans should set out a clear strategy for allocating sufficient land which is suitable for development in their area (¶17).

2 THE CORE STRATEGY

- 2.1 The Site Allocations Plan has to be in general conformity with the Core Strategy, which was adopted in November 2014 and sets targets for housing and employment growth in Leeds. The Core Strategy policies which affect housing directly are: Spatial Policy 1, 6, 7, 10 and policies H1, H2, H3, H4, H7 and H8. In terms of the overall housing target and spatial approach, Core Strategy Spatial Policies 1, 6, 7 and 10 apply.
- 2.2 Core Strategy Spatial Policy 1 (SP1) establishes some guiding principles. It indicates that development will be based on the settlement hierarchy, with the majority of new development to be concentrated in or adjoining urban areas, also reflecting regeneration priorities and a need for an appropriate balance of brownfield and greenfield sites. It goes on to advise that:
- (i) The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will contribute to development needs, with the scale of growth having regard to the settlement's size, function and sustainability,
 - (ii) In applying (i) above, the priority for identifying land for development will be as follows:
 - a. Previously developed land and buildings within the Main Urban Area/relevant settlement
 - b. Other suitable infill sites within the Main Urban Area/relevant settlement
 - c. Key locations identified as suitable extensions to the Main Urban Area/relevant settlement,
 - (iii) For development to respect and enhance the local character and identity of places and neighbourhoods,
 - (vi) To recognise the key role of new and existing infrastructure (including green, social and physical) in delivering future developments to support communities and economic activity,
 - (vii) In meeting the needs of housing and economic development (and in reflecting the conclusions of the Appropriate Assessment Screening), to seek to meet development requirements, without adverse nature conservation

- impacts upon Special Protection Areas and Special Areas of Conservation, in particular the South Pennine Moors (including Hawksworth Moor),
- (viii) To undertake a review of the Green Belt (as set out in Spatial Policy 10) to direct development consistent with the overall strategy.

2.3 Spatial Policy 6 (SP6) sets the overall target of 66,000 dwellings to be allocated over the plan period (2012 to 2028) with broad criterion for allocations outlined. The total amount of housing to be accommodated is 70,000 (net) of which 8,000 is anticipated to come from small and unidentified sites (smaller windfall). Allowing for assumed demolitions over the plan period the policy indicates that this will leave a need to allocate land for 66,000 dwellings. Building on the general approach set out in SP1 the policy advises that in allocating land the following considerations should apply:

- (i) Sustainable locations (which meet standards of public transport accessibility – see the Well Connected City chapter), supported by existing or access to new local facilities and services, (including Educational and Health Infrastructure),
- (ii) Preference for brownfield and regeneration sites,
- (iii) The least impact on Green Belt purposes,
- (iv) Opportunities to reinforce or enhance the distinctiveness of existing neighbourhoods and quality of life of local communities through the design and standard of new homes,
- (v) The need for realistic lead-in-times and build-out-rates for housing construction,
- (vi) The least negative and most positive impacts on green infrastructure, green corridors, green space and nature conservation,
- (vii) Generally avoiding or mitigating areas of flood risk.

2.4 Spatial Policy 7 (SP7) sets the distribution by settlement hierarchy and targets for each of eleven Housing Market Characteristic Areas (HMCAs) across Leeds. The Core Strategy emphasises that the overall approach is to achieve opportunities for housing growth in sustainable locations, linked to the settlement hierarchy, whilst respecting local character and distinctiveness. Reflecting this and the policy considerations set out above Spatial Policy 7 (SP7) sets out the proposed distribution of housing land to deliver the 66,000 dwellings. The Core Strategy advises that the distribution is indicative and provides a framework for housing distribution for future LDF land allocation documents, such as the Site Allocations Plan. The policy is set out in full below.

SPATIAL POLICY 7: DISTRIBUTION OF HOUSING LAND AND ALLOCATIONS

The distribution of housing land (excluding windfall) will be planned based on Tables 2 and 3:

Table 2 [in Core Strategy]: Housing Distribution by Settlement Hierarchy

Settlement level	Number		Percentage	
	Infill	Extension	Infill	Extension
City Centre	10,200		15%	
Main Urban Area*	30,000	3,300	45%	5%
Major Settlements	4,000	10,300	6%	16%
Smaller Settlements	2,300	5,200	3%	8%
Other rural	100	600	1%	1%
Total	46,600	19,400	70%	30%

* excluding City Centre

Table 3 [in Core Strategy]: Housing Distribution by Housing Market Characteristic Area

Housing Market Characteristic Area	Number	Percentage
Aireborough	2,300	3%
City Centre	10,200	15.5%
East Leeds	11,400	17%
Inner Area	10,000	15%
North Leeds	6,000	9%
Outer North East	5,000	8%
Outer North West	2,000	3%
Outer South	2,600	4%
Outer South East	4,600	7%
Outer South West	7,200	11%
Outer West	4,700	7%
Total	66,000	100%

- 2.5 Spatial Policy 10 (SP10) concerns the Green Belt review (see **Green Belt Review background paper**), which is necessary to accommodate the scale of growth set out in the Core Strategy. The Core Strategy recognises the importance of the Green Belt to the character of the District and in maintaining the separate identity of

many of its settlements. However, it also recognises that the use of Green Belt land will be necessary if the housing target is to be met. Spatial Policy 10 (SP10) advises that sites to be allocated through Green Belt review should relate to the settlement hierarchy and should have regard to the impact on Green Belt purposes set out in National Guidance.

- 2.6 The policy does however allow for opportunities to be considered unrelated to the settlement hierarchy where they provide the most sustainable option to meet needs within a particular HMCA. Any such opportunities identified represent a departure from a strict adherence to the distribution in SP7. Paragraph 4.6.16 sets out how at the stage of the Core Strategy consideration was already being given to such an exception and states *“Notwithstanding the distribution set out in Table 2, the Council will consider opportunities outside the Settlement Hierarchy, where the delivery of sites is consistent with the overall principles of the Core Strategy, including the regeneration of previously developed land, and are in locations which are or can be made sustainable. Land at Thorp Arch has been identified as one such example.”*
- 2.7 The Core Strategy is consistent with national guidance in recognising that Green Belt boundaries should be permanent and should only be changed in exceptional circumstances. The appropriate approach is therefore that the SAP should only remove as much land from the Green Belt as is essential to meet targets for allocation (or safeguarding) and no more, otherwise exceptional circumstances will not be demonstrated.
- 2.8 Policy H1 sets out the parameters for phasing of sites for development (see Phasing section below); Policy H2 covers housing development on sites not specifically allocated for housing, H3 sets densities for residential development, H4 concerns housing mix, H7 concerns Gypsies, Travellers and Travelling Showpeople and H8 housing for independent living (see sections below).

3 THE SITE ALLOCATIONS PLAN - COMPARISON AGAINST CORE STRATEGY POLICY

- 3.1 Table 1 in the Publication Draft Plan, ¶2.27 sets out the Core Strategy targets (Spatial Policy SP7 Table 3) for each HMCA along with the total capacity of sites that are existing supply/identified sites plus the capacity from new housing allocations, to show the total housing supply and whether this is over or under the Core Strategy target:

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

Housing Market Characteristic Area	Core Strategy Housing target	%	Existing supply ('Identified sites')	Proposed allocations	Total housing supply	+/- Target
Aireborough	2,300	3%	965	1,049	2,014	-286
City Centre	10,200	15.5%	5,264	6,645	11,909	+1709
East Leeds	11,400	17%	6,133	3553	9686	-1714
Inner Area	10,000	15%	8,970	4,072	13,042	+3042
North Leeds	6,000	9%	4,126	1832	5958	-42
Outer North East	5,000	8%	1,482	3,518	5,000	0
Outer North West	2,000	3%	1,146	609	1,755	-245
Outer South	2,600	4%	618	1,816	2,434	-166
Outer South East	4,600	7%	1,352	3,026	4,378	-222
Outer South West	7,200	11%	2,648	4,321	6,969	-231
Outer West	4,700	7%	2,670	2,002	4,672	-28
Total	66,000	100%	35,374	32,443	67,817	1,817

Identified housing sites

3.2 As ¶2.29 of the Publication Draft Plan explains, new allocations are not needed to accommodate the entire 66,000 target. The Council already has an existing supply of 35,374 dwellings (previous UDP housing allocations not developed, planning permissions with units still remaining to be built (from end March 2012 updated to 5th April 2016) and sites with a recently expired permission (this includes sites covered by the Aire Valley Area Action Plan) which can be deleted from the total, as shown in column 4, Existing Supply, in Table 1 above). This is not of course spread evenly across the housing market characteristic areas. These sites are listed in Section 3, Policy HG1 for each area. Column 4 on Table 1 gives the total capacity from identified sites for each HMCA. Identified sites have been updated to reflect planning permissions granted up to 5th April 2016. Clearly, the position with planning permissions is constantly changing as new planning permissions are granted. It is not practicable to continually update a strategic plan to reflect this. However, once the plan is submitted for examination, the Inspector will be informed of the current position with regards more recent planning permissions, which will count towards the overall target of 74,000 (gross). The presence of additional larger windfall land, which, on the basis of past trends, is likely to arise between the update (5th April 2016) and the Submission of the Plan, will form part of the evidence for the effectiveness of the SAP as a whole.

Residual target

- 3.3 The total capacity from identified sites is deducted from the Core Strategy target for each HMCA to leave a residual target for each area. The overall residual target is 30,626 (the overall target minus existing supply).

New housing allocations and meeting Core Strategy targets

- 3.4 As paragraph 2.29 of the draft plan details, new housing allocations are proposed to meet the residual target. The distribution by HMCA and the other characteristics set out in Core Strategy Policy SP7 provide the starting point for the provision of allocations. In identifying suitable sites other aspects of the Core Strategy must also be taken into account, such as: the concentration in the main urban areas and major settlements; regeneration priorities; the impact on the Green Belt; accessibility and greenfield/brownfield split. In some instances these considerations have made it difficult to translate strategic policy into specific sites, whilst in the City Centre and Inner area it has been possible to identify more land than originally envisaged that is entirely consistent with the Core Strategy approach. In this situation it is felt that overprovision in one area can help to make up the shortfall in an adjacent area. The distribution set out in Table 1 is considered to properly reflect the guidance set out in Policy SP7 and the wider ambitions of the Core Strategy. Column 5 on Table 1, gives the total capacity from allocated housing sites for each HMCA.

Smaller Settlements

- 3.5 As anticipated, smaller settlements take only a modest amount of new housing. Infill in smaller settlements matches the contribution anticipated in SP7 whilst the figure for extensions is below. This can be seen as a positive outcome given their place in the settlement hierarchy, the objective of protecting character and identity and a preference for development on brownfield land.
- 3.6 Smaller settlements, whilst still generating modest needs for local housing are also not always ideally placed to meet specific infrastructure and housing mix objectives of the Core Strategy para 3.3. In supporting distinctive and cohesive places there are a range of specific objectives where smaller settlement proposals would add to existing infrastructure deficits rather than improve them and as such would be difficult to align with specific objectives such as (8) ensure sufficiency of supply and provision of supporting infrastructure; (9) plan for a sufficient mix, tenure and type of housing to meet a range of community needs including affordable and specialist housing, (11) support the provision of community infrastructure that is tailored to meet the needs of the community, (15) increase the use of sustainable forms of transport by facilitating the delivery of new infrastructure and the improvement and management of the existing system, transport hubs and interchange, (19) promote opportunities for low carbon and energy efficient heat and power, for both new and existing development, (20) Make efficient use of natural resources, including the

implementation of sustainable design and construction techniques, the use of minerals, and the effective minimisation and management of waste, (24) ensure that new development is served by appropriate levels of infrastructure to support the delivery of the Core Strategy. This point was stressed to the Council's Executive Board in a report on 9th May 2013 prior to issues and options consultation and stated in ¶2.6 that *"site allocation is part of a process that must ultimately lead to the delivery of new development of an appropriate form and quality, alongside the necessary infrastructure. It is not simply a matter of allocating land but about place making and the "liveability" of the communities we create."* Officers were especially aware of Member concerns about the relationship between new housing development and pressure on existing infrastructure alongside the potential of new development to enable infrastructure and service improvements in a planned and sustainable manner. The SAP allocates proportionate opportunities within smaller settlements for new housing and future additional opportunities can be driven via Neighbourhood Plan making and windfall opportunities.

Indicative distribution (Core Strategy Policy SP7)

- 3.7 Some HMCA's – particularly the outer areas – are below the indicative SP7 figures but this generally reflects local circumstances relating to the settlement hierarchy and green belt considerations / supply opportunities. For instance the only major settlement in Outer North West is Otley and opportunities for expansion are severely constrained by proximity to Bradford and North Yorkshire as well as the physical constraints of the Wharfe Valley. In Outer South East, Garforth is the only major settlement and is taking a very substantial urban extension.
- 3.8 Elsewhere opportunities are more limited. East Leeds has little opportunity for further expansion but whilst the proposals are below the SP7 figure the area is nevertheless taking the highest number of dwellings of any of the HMCA's (including via the Aire Valley Leeds Area Action Plan). Overall it can be concluded that the proposed package of allocations broadly reflects both the strategic direction set by Core Strategy policies and the indicative distribution of SP7.
- 3.9 Core Strategy Spatial Policy 7 also sets out in Table 2 the planned distribution of housing land by settlement hierarchy. Table 2 below compares the Publication Draft Plan distribution of housing sites to the suggested Core Strategy approach.

Table 2: Comparison of Housing Allocations against Core Strategy Policy SP7

Level	Type	No. of sites	Capacity	Core Strategy Target	+/- target	% difference
City Centre	Infill	119	12211	10200	+2011	20
Main Urban Area	Infill	388	31173	30000	+1173	4
Main Urban Area	Extension	36	4383	3300	+1083	33
Major Settlement	Infill	87	4023	4000	+23	1
Major Settlement	Extension	23	7254	10300	-3046	-30
Smaller Settlement	Infill	73	2506	2300	+206	9
Smaller Settlement	Extension	32	3429	5200	-1771	-34
Other Rural	Infill	18	422	100	+322	322
Other Rural	Extension	5	195	600	-405	-68
Other	Other	5	2221	0	- 2221	-

3.10 The Core Strategy (para 4.6.14) notes that “Tables 2 and 3 in Spatial Policy 7 provide a realistic but indicative scale and distribution of dwellings expected in different geographical areas. This provides the framework for housing distribution so that land can be found that meets the criteria of Spatial Policy 6 in future LDF land allocation documents.” The allocation in the Outer North East HMCA, at Parlington, site MX2-39, diverges from the indicative scale of development in other rural areas set out in Table 2 of Policy SP7. To that end, there is a need for further justification on the release of this site and its accordance with the Adopted Core Strategy and wider National Guidance within the Framework.

3.11 SP7 is therefore a guide to site allocations, it does not anticipate that the final distribution will precisely match that given in Table 1 of Core Strategy Spatial Policy 7 (SP7). Given that the allocations will need to reflect and balance the wide range of considerations set out in the policies, including the matters highlighted above, there will inevitably be compromise based on sometimes conflicting priorities and the available opportunities. It is also important to consider the distribution in the round as a substantial proposal in one HMCA may well have wider implications. Nevertheless it is considered that the proposed distribution is in general conformity with that set out in SP7.

Aire Valley Leeds Area Action Plan – comparison against Core Strategy policy

3.12 Aire Valley Leeds Area Action Plan has progressed in advance of the Site Allocations Plan. A separate AVLAAP Housing Background Paper addendum containing the revised Aire Valley figures is available.

3.13 Whilst the above analysis includes Aire Valley Leeds sites, the AVL also has a separate housing target, set out in Core Strategy Spatial Policy 5 (SP5), to deliver a minimum of 6,500 new homes with the AAP boundary over the plan period. Table 3 below shows the total number of new dwellings identified and allocated in the publication draft AAP against this requirement.

Table 3: Housing sites and proposed allocations in Aire Valley Leeds in comparison to the Core Strategy requirement

Area	Core Strategy Housing target	Existing supply ('Identified sites')	Proposed allocations	Total housing supply	+/- Target
Aire Valley Leeds AAP	6,500 (minimum)	1,840	5,990	7,830	+1,330

3.14 The number of dwellings identified and allocation in the publication draft AAP exceeds the minimum target by 1,330. Dwellings delivered in AVL also help contribute to the relevant HMCA (City Centre, Inner Area and East areas), Main Urban Area and district wide targets and are therefore also included in the calculations set out in Tables 1 and 2 above.

4 THE PROCESS OF SITE ASSESSMENT AND SELECTION OF SITES FOR ALLOCATION FOR HOUSING IN THE SITE ALLOCATIONS PLAN

4.1 As para 3.2 above explains, the capacity from identified sites in each HMCA has been deducted from the specific HMCA target to leave a residual target, to be made up by allocating new sites for housing.

Issues and Options stage

4.2 The Issues and Options plan explains the process of site identification and assessment to identify sites to meet the Core Strategy target for each of the 11 Housing Market Characteristic Areas (HMCAs). The source of sites for consideration has been the Strategic Housing Land Availability Assessment (SHLAA) together with any new sites put forward for consideration through consultation on Issues and Options.

The Strategic Housing Land Availability Assessment (SHLAA)

4.3 The SHLAA is an ongoing process and updated each year. Anyone can submit a site for inclusion in the SHLAA. It is a technical database of sites submitted for consideration for housing. Having a site in the SHLAA does not mean that it is automatically allocated for a housing use. Sites in SHLAA create a pool from which to select suitable sites. Sites can only be allocated through the Site Allocations Plan process. The SHLAA is an important part of the evidence base supporting the Site Allocations Plan as it sets out the deliverability of sites and assesses their

capacity and potential completion rates during the Plan period.

Sieved out sites

- 4.4 As a first stage in the process, sites were 'sieved out' of the assessment process where they fell wholly within an area of high flood risk (zone 3b functional floodplain), or a Site of Special Scientific Interest or national nature conservation designation, were within minerals safeguarded sites, the airport safety zone, or fell outside the settlement hierarchy of the Core Strategy. (These sites were shown in purple on the Issues and Options Plan). See also further explanation regarding sieved out sites in the Green Belt Review Background Paper.

Remaining sites

- 4.5 Remaining sites have been subject to an individual site assessment which includes consideration of Green Belt issues (the Green Belt review), where relevant. The site assessment form is at Appendix 1. At Issues and Options stage sites were categorised using a green, amber and red traffic light system as a basis for inviting public comment. The initial colour coding and reasons for it were an indicator as to which sites were most favoured for allocation. The colours were as follows:

- Green – sites which have the greatest potential to be allocated for housing
- Amber – sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green
- Red – sites which are not considered suitable for allocation for housing

- 4.6 As Volume 1 of the Issues and Options Plan explained, 'The site assessment process is an iterative one, in that parts of the assessment will be completed later on in the site selection process.' Hence the initial colour coding of sites reflected work done at that point in time and provided a level of information sufficient to assist public consultation. Whilst this initial assessment does give an indication of sites considered most appropriate for development, it was never intended to provide a definitive or final answer; that had to come from consideration of the consultation responses and further technical work. It is therefore unsurprising and entirely appropriate that the final selection of sites show some changes from the position at Issues and Options.

Public consultation on Issues and Options

- 4.7 There was an 8 week public consultation on the Issues and Options plan from 3rd June to 29th July 2013. There is a separate Report of Consultation which details the number and content of representations received. The representations were considered in making the overall decisions as to which sites were most appropriate for allocation (see para 4.2 below). All sites at Issues and Options stage, plus any new site suggestions made in the public consultation period and late site

submissions prior to Executive Board in February 2015 (as Executive Board approved the sites in principle for allocation, to enable the detailed Publication Draft Plan to subsequently be written) have been assessed and are detailed at Appendix 2.

Moving from Issues and Options stage to Publication Draft Plan

- 4.8 A number of factors have fed into the overall assessment and process of site allocation selection. These include:
- 4.8.1 **The initial colour coding at Issues and Options stage:** The majority of the proposed housing allocations were shown as 'green' sites at Issues and Options stage. These were defined as sites with the greatest potential to be allocated for housing. The majority of the sites not proposed for allocation for housing were shown as 'red' at Issues and Options stage. These were defined as sites which are not considered suitable for allocation for housing. Unless new evidence has come to light to alter the initial assessment on these sites, (including from infrastructure providers, the public consultation process etc) they have been either allocated for housing, or not, respectively. In all cases, in Outer HMCAs, the total from green sites alone would not meet the targets, so it has been necessary to give further consideration to other opportunities, particularly the amber sites. The process has sifted out those sites considered to represent the best and most sustainable choice for development in each area to make up the required target. Appendix 2 gives details of all sites considered in each HMCA, their colour coding at Issues and Options stage, (unless the site was submitted post Issues and options – see para 4.6 above), and the position on the Publication Draft Plan (whether identified, allocated or not allocated).
- 4.8.2 **Site attributes:** the site assessments have considered whether a site can be developed physically, including consideration of comments from infrastructure providers, (see separate Background Paper – Infrastructure) as well as the relationship of the site to the settlement hierarchy, whether brownfield or greenfield and the more preferable sites to release in Green Belt review terms – (those having least effect on the five Green Belt purposes)
- 4.8.3 **Local preference:** Consideration of the representations received at the Issues and Options public consultation and ward members' views. See the separate Report of Consultation. It should be noted that most sites attracted objection in the Issues and Options consultation. It is not necessarily the scale of objection which would overturn the proposed allocation of a site. The extent of local opposition has to be balanced against the wider housing requirements for the Leeds district, which were established by the adopted Leeds Core Strategy, following independent examination, and the planning merits of one site compared to others.
- 4.8.4 **The Sustainability Assessment (SA) of sites:** a sustainability assessment has been undertaken alongside the production of the plan and is subject to the public

consultation process. Furthermore, the Site Allocations Plan aims to deliver the requirements of the Core Strategy, which itself was subject to a sustainability assessment. Sustainability assessments take into account economic, environmental and social considerations. The SA has considered the overall effects of proposed allocations coming forward as a whole, i.e. the cumulative effects and the identification of mitigation measures where negative effects are identified for individual sites or sites as a whole. See the separate Sustainability Assessment Report. It should be noted that the SA cannot ensure that development will be absolutely sustainable in all respects. It can only show how sustainable the effects of a policy or site are likely to be and where there are harmful impacts how far they can be mitigated. A policy or site may also have negative environmental impacts but they can be outweighed by positive social and economic aspects of the policy or site, which in balance allow it to be regarded as sustainable.

- 4.8.5 The SA provides a useful guide to comparative performance against a range of environmental, social and economic considerations allowing all reasonable alternatives to be assessed on the same basis. It does not itself provide a definitive answer on which sites to allocate, but is an important part of the supporting evidence. There may be specific local circumstances that justify choosing a particular option that does not perform as well as others when appraised against the SA framework. This could arise, for instance, because the plan has targets for individual HMCA's rather than a district wide target. If such instances arise, particular attention should be given to implementing recommended mitigation measures.
- 4.8.6 **Flood Risk Sequential Test and Exception Test:** See separate Background Paper. The Council has to consider which sites are susceptible to flooding. All sites in flood zone 3b were 'sieved out' at the initial stages of site assessment. (See para 4.4 above). Remaining sites have been subject to a sequential, and where necessary exception test to make sure that flooding issues are taken into account, and in instances where sites are in or partly in higher category flood zones, mitigation measures can be applied if a site is proposed for allocation.
- 4.8.7 **Other considerations:** In addition, certain sites may be affected by other considerations including the Habitats Regulations Assessment, or comments made by neighbouring authorities or other statutory consultees in the Duty to Cooperate process – see separate reports on these.
- 4.9 It is a combination of all these factors that have led to the final suite of new housing allocations.
- 4.10 The process of site assessment and selection of sites in the Aire Valley followed a similar process to the Site Allocations Plan, using the same site assessment proforma. However, earlier consultations on the AVLAAP were undertaken to different timescales including a preferred options consultation in 2007, with a

separate Report of Consultation which details the number and content of representations received and a further informal consultation on potential site allocation taking place in 2011. These consultations did not adopt the same colour coding approach but alternative housing sites submitted to the Council have been fully assessed as part of the Sustainability Appraisal process.

Further site submissions – late representations to the Site Allocations Plan and SHLAA submissions post February 2015.

- 4.11 The Site Allocations Plan must inevitably take decisions on sites at a single point in time, otherwise it will never be possible to reconcile all the different elements. Therefore, rather than consider further sites on an ad hoc basis it is considered that as at Executive Board on 8th February 2017 all site submissions have been assessed and a conclusion reached. Inevitably planning applications and further updates to the SHLAA on an annual basis may generate additional sites coming forward. These will be captured as larger windfall and current stocks presented at the Examination.

Safeguarded Land

- 4.12 In addition to land for housing the Site Allocations Plan needs to identify sites as safeguarded land to provide a reserve for possible long term use (for housing and/or employment) beyond the plan period (2028). See (Background Paper – Green Belt Review Section 8 and 9) which explains this process and the distribution of sites across the HMCAs.
- 4.13 It is also the case, that in some HMCAs, there remain existing UDP Protected Area of Search (PAS) sites which are retained as safeguarded land where they are not proposed for allocation. This is partly on the basis that a previous inspector has determined that these sites are capable of development and are in broadly sustainable locations. In addition, if these sites do not continue to be safeguarded then the only option would be to remove yet more land from the Green Belt.
- 4.14 This would run counter to the view that the Green Belt should be impacted as little as possible and not meet the exceptional circumstances test for Green Belt change nor would it take account of the need to promote sustainable patterns of development. Otherwise the choice of sites generally reflects the same considerations as for housing sites, attempting to balance a range of policy considerations, and has undergone the same assessment process described above. See (Background Paper – Green Belt Review Section 8 and 9).

Aire Valley Leeds Area Action Plan

- 4.15 The process of site assessment and selection of sites in the Aire Valley followed a similar process to the Site Allocations Plan, using the same site assessment proforma. However, earlier consultations on the AVLAAP were undertaken to

different timescales including a preferred options consultation in 2007, with a separate Report of Consultation which details the number and content of representations received and a further informal consultation on potential site allocation taking place in 2011. These consultations did not adopt the same colour coding approach but alternative housing sites submitted to the Council have been fully assessed as part of the Sustainability Appraisal process.

5 The approach to site selection and assessment in the Outer North East HMCA

5.1 The Outer North East (ONE) HMCA is characterised by a pattern of free standing settlements set predominantly amongst tight Green Belt boundaries with some land also falling within 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 to the north of the HMCA on the edge of the Leeds Metropolitan District boundary, with Harrogate MD beyond. Wetherby performs a key role in providing a variety of local services, community facilities and employment opportunities. Also relevant to the HMCA is the Thorp Arch Trading Estate, which is a free standing, established mixed use site, outside of the settlement hierarchy, but with predominantly employment and retail uses serving the Outer North East.

5.2 A number of development opportunities have been put forward in the ONE HMCA , presenting a number of solutions to meet the housing requirement. The ONE area is unique in that a strategic option for growth via proposals for a new settlement has been put forward. The principle of a new settlement proposal contributing a significant part of the housing target for the area has been a significant feature of the Site Allocation Plan through its production since Issue and Options. The NPPF advises (para 52) that new housing can sometimes be best delivered by large scale developments such as new settlements.

5.3 There are several reasons why an approach to a new settlement has been considered to be justified and in line with the Core Strategy for this particular HCMA.

Nature of the area

5.4 The Outer North East Area is predominantly rural in character and contains no regeneration areas as well as a relatively limited supply of suitable brownfield land. The housing requirement for this HMCA is particularly challenging given this nature.

5.5 The area has relatively poor public transport links and lacks a major transport hub for rail. Sites within the Outer North East area score relatively poorly in terms of public transport accessibility and access to key services compared to the rest of the district. This is reflected in the individual site assessments.

Main urban area opportunities

- 5.6 Opportunities within and adjacent to the main urban area are limited to a small area of land around Alwoodley. This is due to the majority of land adjacent to the main urban area already being allocated for housing as part of the East Leeds Extension. The Council is progressing the delivery of the East Leeds Extension (ELE) for over 5,000 homes and key infrastructure such as the re-alignment of the East Leeds Orbital Road (Ring Road) and new school provision. The new orbital road will create a strong defensible boundary in Green Belt terms between the main urban area of Leeds and open countryside. Additional housing release adjacent to the East Leeds Extension would have a significant impact on the Green Belt in terms of sprawl and threatens the merging of the east of Leeds to the village of Scholes. Additional housing in this location is considered to be unwarranted and would impact upon the delivery of new housing within the ELE strategic allocation.

Major settlement opportunities

- 5.7 The Outer North East area only contains one major settlement, Wetherby which is a market town of approximately 10,000 people. It is important that the scale of growth proposed around the settlement has regard to the existing settlement size and historic character. Wetherby is constrained by a) the administrative area of North Yorkshire to its northern and western boundaries, b) by flood risk from the River Wharfe and key green space areas to its south western boundary, c) by major roads (the A1M, A168 and A58) to its eastern and southern boundaries. Nevertheless Wetherby is proposed to accommodate around 1,800 homes as part of the SAP; this reflects its role as a major settlement and the need to retain its character.

Smaller settlement opportunities

- 5.8 Non-Green Belt land opportunities are limited to UDP Protected Areas of Search (PAS) adjacent to smaller settlements or Rural Land.
- 5.9 The A58 corridor between the main urban area and Wetherby is characterised by a series of smaller standalone settlements of between 1,000 and 2,000 population. Smaller settlements can only absorb limited growth given their sustainability credentials. However, such settlements are already suffering constraints and burdens on existing infrastructure. The SAP has discounted the allocation of a range of medium and large scale settlement extensions across the hierarchy of smaller settlements in the ONE. Such large and medium scale allocations using solely the positioning of the settlement within the Core Strategy hierarchy would see significant impact on the character of these settlements, raise concerns around local infrastructure necessary to support growth and impact upon surrounding countryside. Whilst in some cases new housing can be seen as a lifeline to smaller settlements and bring much needed investment and additional infrastructure, the Council consider that this is not the case in the ONE. There are smaller identified

sites and allocations provided in smaller settlements to meet such needs e.g. Boston Spa, Scholes, Bramham, Bardsey and Scarcroft to help support the settlements. The Council considers that infrastructure in these locations would be less deliverable and less certain than via a larger settlement subject to a comprehensive masterplan and delivering a critical mass of housing able to generate considerable infrastructure and affordable housing benefits.

- 5.10 Green Belt assessments have been carried out for all proposed releases adjacent to villages in ONE and their results predominantly 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.
- 5.11 The settlement of Scholes sits outside of the Eastern edge of Leeds and is close to the East Leeds Extension, which provides a significant amount of housing in this area of Leeds. There is a large PAS site to the east of Scholes with potential to accommodate up to 850 homes. This site has been discounted on the basis that it would nearly double the population of the smaller settlement having impacts on the character of the village and its infrastructure / service provision. Whilst, a new extension to the eastern side of the village may be of a scale to provide new services including e.g. a primary school it is also relevant that the scale of development would not be sufficient to meet all of the ONE HMCA needs via one site. The challenge of distributing the remainder of the housing target and identifying land for an equivalent replacement safeguarded land provision would remain. Therefore, at the current time, it is considered that there are more sustainable solutions.
- 5.12 The ONE also contains significant Neighbourhood Plan activity, including 15 plans in preparation, which could identify housing allocations and help support thriving rural communities.

Rural Land opportunities

- 5.13 The Council looked at opportunities for housing growth which looked at land within Rural Land designation of RL1 of the UDP. This resulted in a large allocation for 1,110 homes on Land to the East of Wetherby. This site is considered to be the most sustainable extension to Wetherby when considered against alternative submissions for reasons of flood risk, accessibility and character. The site, common to other alternatives for an expansion of Wetherby, sits beyond the A1(M). However, when assessed against alternatives it is considered that the site takes

advantage of proximity and links to existing Wetherby assets such as the racecourse and Young Offenders Institute which are urbanising features within this part of the Rural Land designation. The site assessment also details a range of local community and infrastructure benefits that will arise from development of this site.

- 5.14 This site 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.
- 5.15 Other Rural Land alternative options were either less preferable extensions to Wetherby or related to small villages outside of the settlement hierarchy.

Other HMCA opportunities

- 5.16 Other opportunities within Rural Land include the Thorp Arch Trading Estate. The proposal at Thorp Arch Trading Estate was included in the Plan at an early stage and accompanied a “live” planning application for circa. 2,000 homes. At Publication stage there was insufficient evidence to support the delivery of a new settlement at this location and there were a number of “show stopping” factors to the progression of the planning application and to that end the allocation. These were centred on the delivery of a new relief road to Thorp Arch village and impacts on the bridge at Boston Spa.
- 5.17 A further planning application for a reduced scheme is currently under consideration by the Council.

New Settlement opportunities

- 5.18 Whilst the Land 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.
- 5.19 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. There are opportunities for a new settlement in the expanse of Green Belt in this HMCA which because of its rural nature serves fewer strategic green belt purposes i.e. Leeds is further away from York than Bradford.
- 5.20 Land at Parlington presents the opportunity to provide a new settlement of up to 1,850 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 HMCA's 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. Land at Parlington is currently designated as Green Belt and an assessment of its release is included in its site assessment. The site is also covered by a UDP designation LT5B which supports leisure and tourism facilities. The principle of development on the estate was therefore established at the UDP and Policy LT5B was a saved policy as noted in the Adopted Core Strategy.

5.21 The approach to allocating a stand-alone new settlement in the Outer North East HMCA has been a key feature of the Site Allocations Plan since Issues and Options stage. The table below sets out how proposals for a new stand-alone settlement emerged and changed as the Plan progressed.

Stage	Site	Comments
Issue and Options	Spenn Common Lane, nr Bramham (also known as Headley Hall)	<ul style="list-style-type: none"> • Site proposed as having potential for housing development. • Site coloured amber meaning "sites which have potential but there may be issues which need to be resolved, or the site may not be in such a favoured location as those highlighted in green." • Headline assessment notes "Green Belt site. Development of the site would create a significant new settlement within the Green Belt. The site could be a suitable alternative option given its scale if a sustainable settlement could be planned. Additional information is required to assess the sites sustainability and capacity credentials, including a detailed feasibility study and masterplanning".
Issues and Options	Thorp Arch Trading Estate	<ul style="list-style-type: none"> • Site proposed as having potential for housing development • Site coloured green meaning "sites which have the greatest potential to be allocated for housing" • Major brownfield site suitable for large scale redevelopment in principle. The wider development of the Thorp Arch Trading Estate is likely to require commercial, employment, leisure, education and greenspace supporting elements in order to create a comprehensive and sustainable masterplan for the area. Any development of this scale would be required to invest significantly in public transport measures and a new relief road. • Aligned with early stages of planning application in preparation for circa. 2,000 homes
Publication Stage (September 2015)	Headley Hall (formerly known as Spenn Common Lane)	<ul style="list-style-type: none"> • Site proposed as a mixed use allocation creating a new standalone settlement. • 3,000 residential units, 7ha employment land and supporting infrastructure • Site withdrawn by landowner shortly before Publication Stage consultation
Publication Stage	Thorp Arch Trading Estate	<ul style="list-style-type: none"> • Not proposed for allocation • Planning application withdrawn on basis that solution

Stage	Site	Comments
(September 2015)		<ul style="list-style-type: none"> to highways infrastructure could not be found Site considered to be unsound on the basis of achievability
Post-Publication Stage	Becca Hall	<ul style="list-style-type: none"> Site proposed for Council's consideration as replacement to Headley Hall Discounted on site specific basis and lack of clear deliverability e.g. land ownership
Post-Publication Stage	Land at Parlington	<ul style="list-style-type: none"> Site proposed for Council's consideration as replacement to Headley Hall
Revised Publication Outer North East HMCA (September 2016)	Land at Parlington	<ul style="list-style-type: none"> Site proposed as a mixed use allocation creating a new standalone settlement. 5,000 residential units (1850 within the plan period), 11.5ha employment land and supporting infrastructure.

5.22 At each iteration of the Site Allocations Plan, proposals for a new standalone settlement have been submitted to the Council and considered as a reasonable alternative only in the Outer North East HMCA. The Submission Draft Plan proposes the allocation of a new settlement at Parlington (MX2-39). This site sits within the ONE HMCA, outside the settlement hierarchy and involves the release of land from the Green Belt.

Accordance with Policy SP10

5.23 Whilst the overall approach of the Core Strategy is to promote growth in relation to the Settlement Hierarchy (Spatial Policy 1), SP10 (below) exceptionally allows for sites in sustainable locations where they can be supported with the necessary infrastructure and are more appropriate in meeting the spatial objectives of the Core Strategy than alternatives in the Settlement Hierarchy. 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.

SPATIAL POLICY 10: GREEN BELT

A review of the Green Belt will need to be carried out to accommodate the scale of housing and employment growth identified in Spatial Policy 6 and Spatial Policy 9, as well as an additional contingency to create new Protected Areas of Search (to replace those in the UDP which will be allocated for future development). The review will generally consider Green Belt release around:

(i) the Main Urban Area (Leeds City Centre and surrounding areas forming the main urban and suburban areas of the City),

(ii) Major Settlements of Garforth, Guiseley / Yeadon / Rawdon, Morley, Otley, Rothwell and Wetherby,

(iii) Smaller Settlements (listed in Table 1: Settlement Hierarchy),

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.

5.24 The preceding paragraphs ¶5.4 to ¶5.22 justify the inclusion of a new settlement allocation at Parlington and is in line with the criteria of Policy SP10, in summary:

- i. There are limited opportunities for significant main urban area expansion in the Outer North East due to the delivery of the East Leeds Extension strategic allocation (East HMCA) and setting of a clear defensible eastern edge of the City.
- ii. There is a limited suitable previously developed land supply in the Outer North East and there are no regeneration areas
- iii. Only one major settlement exists within the HMCA and has significant physical constraints and also lacks rail infrastructure. Nevertheless significant extensions on previously safeguarded land and Rural Land are proposed alongside identified infill housing sites
- iv. The smaller settlements have limited opportunities for significant scale development within them and extensions are considered to harm rather than support local services on the basis that they will not be of sufficient scale to bring forward necessary infrastructure and service improvements. The scale of growth envisaged in these settlements therefore has regard to the settlement size, function and sustainability
- v. Opportunities in Rural Land are limited to a sustainable extension to the major settlement of Wetherby. Other opportunities are unsuitable and/or lack evidence that they are achievable
- vi. Therefore a new settlement has been exceptionally considered at Parlington and compared to other reasonable alternatives in the HMCA as being more appropriate in meeting the spatial objectives of the Core Strategy to deliver a significant level of housing

5.25 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.

6 BROWNFIELD/GREENFIELD MIX

6.1 Paragraph 2.32 of the Site Allocations Publication Draft Plan details the brownfield/greenfield mix achieved. Table 3 from the plan is reproduced below.

Table 3 (Core Strategy) Greenfield/brownfield split across HMCAs

HMCA	Greenfield capacity	Brownfield capacity	% greenfield	% brownfield
Aireborough	1148	866	57	43
City Centre	195	11714	2	98
East Leeds	8006	1680	83	17
Inner Area	1451	11591	11	89
North Leeds	2193	3765	37	63
Outer North East	4524	476	90	10
Outer North West	1266	489	72	28
Outer South	2046	388	84	16
Outer South East	3476	902	79	21
Outer South West	4918	2051	71	29
Outer West	2054	2618	44	56
Total	31,277	36,540	46	54

*The table includes AVLAAP figures

6.2 The draft plan explains that Government policy does not insist that previously developed land, known as brownfield land, has to be developed and exhausted before any development on greenfield land can take place. The amount of allocated sites on brownfield land totals 34,241 (see Table 3 above), which is under the 66,000 needing to be allocated, so we need to allocate greenfield sites for housing as well. Core Strategy policy H1 sets a target of 65% of development on previously developed land for the first 5 years of the plan (2012 – 2017) and 55% thereafter. The National Planning Policy Framework (NPPF) sets out 12 core planning principles of which one is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value, and Core Strategy Policy H1 includes previously developed land and buildings within the main urban area or settlement as a priority for identifying land for development.

6.3 The Core Strategy also includes a windfall allowance of 8,000 dwellings over the plan period. It is anticipated that the great majority, if not all windfall will be on brownfield land. When this is taken into account the overall balance is 57% brownfield and 43% greenfield, which is within the range established in the Core Strategy. Sites on brownfield land are within Phase 1 (see Section 7 below). We

have tried to identify all reasonable opportunities on brownfield land consistent with the Core Strategy approach and national policy. The delivery above the indicative targets in the City Centre and Inner HMCA reflects this approach.

7 PHASING

7.1 Paragraphs 2.36 to 2.39 of the Site Allocations Publication Draft Plan explain the methodology for phasing development of housing sites. The approach is to release sites which are more sequentially preferable i.e. support the delivery of the Core Strategy spatial priorities as set out in policies SP1 to SP10. The phasing approach addresses the need to strike a balance between ensuring an enduring 5 year supply of land, with sufficient choice and competition in the market for land with recognition that some sites are less sequentially preferable by virtue of their greenfield status, local highways impacts or local infrastructure requirements. Phase 1 is large because there are a significant number of brownfield sites in the main urban area which could come forward at any time, and sites which have the benefit of planning permission already; supplemented by strategic Green Belt and greenfield release which among other things supports wider regeneration ambitions. Also, large sites over 750 dwellings will start in phase 1 so as to ensure that they make an appropriate contribution to housing requirements throughout the plan period.

7.2 Table 4 in the Site Allocations Publication Draft Plan outlines the Phasing Approach and is reproduced below.

Phase	Type	No. of sites	Capacity
1	Identified sites with extant permission	370	21,688
1	Identified sites - UDP	59	10,901
1	Brownfield allocations in Main urban area	63	5,369
1	Brownfield allocations in Major settlements	14	826
1	Brownfield allocations in Regen areas	14	2,899
1	Greenfield allocations in Regen areas	42	5,252
1	City Centre Infill	25	3,831
1	All sites over 750 units	4	6,041
1	Greenfield allocations in Main Urban Area	14	487
1	Greenfield allocations in Major settlements	5	231
1	Brownfield allocations in smaller settlements	6	246
1	Phase 1 other	4	221
	Phase 1 total	620	57,972
2	Greenfield allocations MUA extension	12	1,198
2	Greenfield allocations Maj Set extension	14	2,302
2	Phase 2 other	4	1,117
	Phase 2 total	30	4,617

Phase	Type	No. of sites	Capacity
3	Greenfield allocations in smaller settlement	4	101
3	Smaller settlement extensions	25	2,924
3	Rural allocations	2	182
	Phase 3 total	31	3,207

*The table includes AVLAAP figures

- 7.3 The phasing of individual sites (i.e. whether in Phase 1, 2 or 3) is identified in the Draft Plan under Policies HG1 and HG2 and listed under the site specific requirements for each site in section 3 for each HMCA. Phases are not time limited but movement between phases will happen when the Council is no longer able to maintain a 5 year land supply and needs to supplement its deliverable pool of sites from the next phase in the Plan period. In certain circumstances it has been necessary to alter the phase of a site given factors such as highway infrastructure, the spread of an individual settlement's sites across the phases and the ability of some sites, in policy terms, to be developed at any time in spite of being theoretically phased later. These sites are:

Table 5: Phase Changes

Site	Address	Phasing Change
HG2-150 (1220A)	Churwell (land to the east of) LS27	Moved from Phase 1 to Phase 2 due to highways concerns
HG2-149 (1282)	Lane Side Farm, PAS Morley	Moved from Phase 1 to Phase 2 due to highways concerns
HG2-182 (129A)	Main Street and Pitfield Road, Carlton,	Highways requirement to merge site HG2-182 with site HG1-410 (507) (which is a current UDP Phase 1 housing allocation)
HG2-26 (15)	Wetherby Road - Scarcroft Lodge, Scarcroft	Changed to Phase 1 - a major developed site in the Green Belt could come forward at any time.
HG2-168 (3373A)	Haigh Wood, Ardsley	Moved from Phase 3 to Phase 2 to achieve a better phasing balance in the local settlement
HG2-169 (3373C)	Haigh Wood, Ardsley	Moved from Phase 3 to Phase 2 to achieve a better phasing balance in the local settlement
HG2-53 (4097)	Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge	Moved from Phase 2 to Phase 1 - Changed due to relationship with adjoining site (1337)

8 THE FIVE YEAR HOUSING LAND SUPPLY

- 8.1 National Policy set out (¶47 of the NPPF) that local planning authorities should demonstrate and annually update a five year land supply of deliverable sites to help ensure that Plan requirements are achieved via choice and competition in the market for land.
- 8.2 The Council are in receipt of letters from the Secretary of State in regarding four

safeguarded sites which were allowed on appeal during 2016. These are Grove Road, Boston Spa; Leeds Road, Collingham; Breary Lane, Bramhope; Bradford Road, East Ardsley. The Inspectors and the Secretary of State state that Leeds does not have a Five Year Housing Land Supply (5YHLS). The Site Allocations Plan is necessary to enable the Council to demonstrate a 5 year housing land supply (5YHLS).

- 8.3 The Council maintains a series of operational and proactive measures to boost land supply; supporting the release of brownfield land via activities of the Housing Growth Board and the Housing Investment Land Strategy, evidencing and unblocking the delivery of sites in the inner area and city centre e.g. through viability work and a Private Sector Acceleration Programme, a Council House Build programme, granting planning permission for new homes at a rate of 5,000 per annum on average, and supporting the return of long term empty properties back into use. Over the past ten years 80% of all housing completions have been on brownfield land. These efforts helped the Council successfully demonstrate that it had a 5YHLS in 2014 and defend an appeal at Bagley Lane, Farsley¹. Following consideration through the High Court this decision was quashed and necessitated a re-opened appeal in January 2017.
- 8.4 Despite efforts to demonstrate a deliverable land supply, recent housing delivery in Leeds remains low. When assessed against the initial lower Core Strategy targets since 2012, there is a backlog of 4,100 homes. This performance has inevitably been affected by wider factors on house building and developer choices, but in line with the approach to assessing a 5YHLS means that the Council is categorised as having persistently under-delivered. To remedy this national guidance requires that the 5YHLS be increased by the application of a 20% buffer.
- 8.5 The local planning authority can only do so much i.e. grant permissions and allocate sites. To that end, the Site Allocations Plan is vital in demonstrating a 5YHLS. House builders must also do more to boost supply, i.e. over 17,000 homes have planning permission. Alongside the actions and activities of the Council's Housing Growth Board the Council's Development Plans Panel considered a paper on Models of Housing Delivery on 22nd November 2016 which contained details of implementation activities considered necessary to support the delivery of the LDF, including planning briefs and masterplan documents which seek to speed up housing delivery.
- 8.6 The Council will prepare an updated 5YHLS position statement, taking into account recent appeal decisions and housing activity, to accompany the Submission of the Site Allocations Plan.

¹ Bagley Lane, Farsley, Secretary of State decision, March 2015

9 SITES FOR OLDER PERSONS HOUSING/INDEPENDENT LIVING

- 9.1 The National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) requires Local Planning Authorities to plan for a mix of housing (including older people), based on current and future demographic trends. The NPPG states that the need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of the new households (Department for Communities and Local Government Household Projections 2013). Leeds has an ageing population and the need to plan for this is identified in the Strategic Housing Market Assessment (SHMA). The findings of the SHMA are embedded in the Core Strategy housing growth principles. These ensure housing growth targets reflect local housing needs by providing a range of housing options in terms of tenure, type and size, ensures quality of life through the design and standard of new homes, delivers affordable homes, and works with partners to meet housing requirements. The majority of housing sites in the SAP and AVLAAP will be able to contribute towards the provision of housing for older people through Core Strategy H4: Housing Mix, and Core Strategy H8: Housing for Independent Living.
- 9.2 The SAP and the AVLAAP help address areas of deficiency by identifying suitable sites close to Town and Local Centres in conformity with the Core Strategy. Core Strategy Policy H8 states that sites should be within easy walking distance of Town and Local Centres. A 5 minute walk (400m) is deemed an acceptable walking distance in the Core Strategy accessibility standards and this is used as a general indicator to identify sites for people aged 65 years and over close to Town and Local Centres (and for these sites to be identified on the SAP and AVLAAP Policies Maps) but with the understanding that older people (e.g. over 75 years) are likely to be less mobile, are more likely to have impairments or restricted mobility. Consequently, other factors must be taken into account when assessing sites that are suitable for older people including, but not restricted to, proximity of the site to a frequent bus service, topography, and the location of G.Ps and neighbourhood shopping parades. Where appropriate the sites identified are expected to contribute towards delivering older persons housing, unless the applicant can demonstrate the need is met in this area, or there are other exceptional reasons. This does not preclude other sites from delivering housing for older people as the spatial requirements for the different types of housing for older people vary and they will still be required to satisfy the criteria in Core Strategy Policies H4 and H8.
- 9.3 Arising from this approach, Policy HG4 applies to the sites shown as being suitable for this use. All sites falling within Policy HG4 are listed under that Policy in section 3 for each HMCA concerned and identified on the Plan, as well as listed in the site specific requirements for new allocations.
- 9.4 Details of the projected demand across Leeds can be found in the Adult Social Care

report on developing the range of choices in the older peoples housing market that was agreed at Executive Board on the 18th March 2015.

For the purposes of the Site Allocations Plan the projections were extended to cover the life time of the plan to 2028 and are set out below. It should be noted however, that whilst Table 6 is indicative of some of the need required across the city, it does not reflect the full need from 65+.

Table 6: Over 75's housing market

Ward	Projected over 75s	2028 % over/under supply – Care Beds without Nursing	2028 % over/under supply for Extra Care Housing (ECH) *	% Over /Under Supply For Care Beds With Nursing
Armley	2186	1007	-100	-100
Bramley & Stanningley	1967	-100	-17	-100
Calverley & Farsley	2400	-100	-100	-45
Farnley & Wortley	2580	365	-100	-100
Pudsey	2744	326	-100	-66
Headingley	708	634	-100	164
Hyde Park & Woodhouse	697	-100	-100	85
Kirkstall	1840	30	-100	-100
Weetwood	2435	294	-100	-100
Adel & Wharfedale	2944	111	-100	-100
Guiseley & Rawdon	2547	26	59	-34
Horsforth	2698	33	-85	-71
Otley & Yeadon	3127	146	-100	-100
Ardsley & Robin Hood	1669	-100	-100	-100
Morley North	2309	337	-100	-45
Morley South	2135	115	-100	-100
Rothwell	2508	-100	-100	-68
Beeston & Holbeck	1995	-100	-62	-6
City & Hunslet	1375	373	54	239
Middleton Park	2202	286	-100	-100
Cross Gates & Whinmoor	2928	-100	26	-45
Garforth & Swillington	2599	596	-100	-100
Kippax & Methley	2150	426	-100	-11
Temple Newsam	2388	-100	-100	28
Chapel Allerton	1850	149	-100	-4
Moortown	2791	25	86	84
Roundhay	2777	267	-3	162
Burmantofts/Richmond Hill	1840	-100	-13	65
Gipton & Harehills	1478	834	-100	-100
Killingbeck & Seacroft	2428	143	-100	-82
Alwoodley	3105	-100	67	-100
Harewood	2722	-100	-100	-100
Wetherby	2978	-23	-89	-51

*Extra Care housing promotes independent living whilst providing 24 hour access to care.

10 SITES FOR GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

Background

- 10.1 There is a considerable body of legislative and national planning guidance to assist local authorities in meeting the housing needs of Gypsies and Travellers (G&T):
- 10.1.1 Section 225 of the Housing Act (2004) places an obligation on local housing authorities to assess the accommodation needs of G&T in their area and to develop a strategy to address these needs. If a G&T is statutorily homeless the Council is obliged to secure them suitable temporary accommodation and to maintain this duty until suitable long-term accommodation can be secured. However, it is not defined in law that suitable accommodation must be pitch based.
- 10.1.2 G&T have been recognised by the courts as being distinct ethnic groups and are protected from discrimination by the Equality Act 2010. The courts have made clear that travelling is not a defining characteristic of these groups, but only one among others. It is important to ensure that the cultural needs of G&T are met and recognise that for most, there will be an aversion to bricks and mortar housing. The Council also has a statutory duty to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations in the course of developing its policies and delivering its services.
- 10.1.3 The Equality Act defines English, Welsh and Scottish Gypsies, Romany Gypsies, Irish Travellers, New Age Travellers, and Travelling Showmen as distinct ethnic minorities because of their long shared history, with family and cultural traditions that distinguish them from other groups.
- 10.1.4 Government planning guidance “Planning Policy for Traveller Sites” (PPTS) was amended in 2015. PPTS advises that local authorities should set pitch targets for G&T and plot targets for Travelling Showpeople. It also advises that in producing their Local Plan, authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their locally set targets. It states that the Government’s overall aim is to ensure fair and equal treatment for Travellers, while respecting the interests of the settled community.
- 10.2 The needs of Gypsies, Travellers and Travelling Showpeople are distinctive.

The accommodation needs of Gypsies and Travellers in Leeds

- 10.3 Gypsies and Travellers require sites which are accessible to local services and pitches which are large enough to accommodate up to two caravans. There is a requirement for separate amenity blocks. In Leeds G&T are represented by a member’s organisation called Leeds Gypsy and Traveller Exchange (Leeds GATE). This charity is based in Leeds and a number of their staff have been key partners in the progression of the Core Strategy and Site Allocations Plan.

The accommodation needs of Travelling Showpeople in Leeds

- 10.4 Travelling Showpeople are a different ethnic group and do not always live in caravans. Their needs are more directly linked to their main employment (servicing fairs and fairgrounds) therefore sites tend to be larger, due to the practicalities of securely storing equipment and HGVs and akin to an employment use i.e. storage and distribution. Accessible road travel is also a priority and constraints relating to the use of HGVs are a key factor in assessing the local impacts of sites. When developing a site, Showpeople require little input from the local authority as they are prepared to purchase land, develop the site and put in water, electricity and roads themselves.
- 10.5 Most Travelling Showpeople belong to the Showmen's Guild, a regulatory body for its members, who have specific responsibilities, rights, and privileges as well as specific design guidance for the design of their sites. The Showmen's Guild is represented at a Yorkshire level. The Chair of the Showmen's Guild for Yorkshire has been involved in the progression of both the Core Strategy and Site Allocations Plan.

The Core Strategy – Identified Needs

- 10.6 The Adopted Core Strategy Policy H7 sets out a need for 62 Gypsy and Traveller pitches and 15 plots for Travelling Showpeople between 2012 and 2028. The justification to this policy notes that for Gypsy and Travellers the local Gypsy and Traveller Accommodation Assessment (GTAA) splits this need down into three separate components:
- Council provision for 25 pitches (a preference for a publically managed pitch was expressed during the GTAA survey).
 - Private provision for 28 pitches (a preference for a private pitch was expressed during the GTAA survey).
 - Negotiated stopping for 9 pitches (a need for temporary pitches for Gypsies and Travellers with a connection to Leeds was established).
- 10.7 The Core Strategy Inspector noted in his report at ¶43:

“Planning Policy for Traveller Sites (PPTS) requires local planning authorities to set pitch targets for gypsies and travellers and plot targets for travelling showpeople based on a robust assessment of need. Following concerns I expressed with regard to Policy H7, the Council worked with Leeds Gypsy and Traveller Exchange (GATE) and carried out site surveys to assess the needs of the travelling community in Leeds. Policy H7 and its reasoned justification were subsequently revised setting targets for gypsies and travellers and travelling showpeople. GATE was critical of Policy H7 as submitted but, at the hearing in May 2014, praised the Council’s officers and the collaborative approach taken in compiling the survey. This is to be

commended and I have no reason to consider that the new evidence which supports the modified targets is not robust”.

Adopted Core Strategy site selection criteria

10.8 The identification of allocated sites has had regard to the criteria of Policy H7 as follows:

1. *pitches and plots should have reasonable access to public transport, health care, schools, shops and local services*

the assessment of sites for Gypsies and Travellers has taken into account the accessibility standards of the Core Strategy contained in Policy T2 and the accompanying accessibility standards. The criteria acknowledges that G&T sites although desirable are often difficult to find in highly accessible locations where land prices and competition for development are usually higher. The requirement for sites to have a reasonable access to services allows for a great range to be considered. For access to schools there is a need to take account of local arrangements on Council-run sites where Gypsy and Traveller children often access schools which have a history of teaching Gypsy and Traveller children.

2. *pitches and plots should not be located on land that is deemed unsuitable for general housing, such as land that is contaminated, adjacent to refuse sites, landfill sites, heavy industry or electricity pylons*

sites which give rise to these constraints have been fully assessed to take them into account, including the presence of past remediation measures and distance between the constraint and the proposed site.

3. *pitches and plots should avoid zones of high flood risk (zone 3 flood risk areas)*

Flood Risk Assessment work has been carried out as part of the assessment of suitable potential sites.

4. *the following order of preference for categories of land should be followed: brownfield, greenfield and Green Belt. Alterations to the Green Belt boundary to accommodate pitches and plots will only be considered in exceptional circumstances, to meet a specific identified need. In such circumstances and as part of the Site Allocations Plan, sites will be specifically allocated as a Gypsy, Traveller and Travelling Showpeople’s site only*

the site search of Council owned land has examined the Council’s land holdings, and considered those which are part of its brownfield land programme. However, there are a number of local factors which have affected the manner in which this criteria has been implemented and these are explored in the conclusion section below.

5. *the availability of alternative deliverable sites for Gypsies and Travellers and Travelling Showpeople*

Leeds is preparing a Gypsy and Traveller allocations plan at the same time as its allocation plan for settled housing, employment, retail or greenspace. Many of the most available and suitable sites are identified as preferred allocations or already have planning permission for another use. They are therefore not always available for Gypsy and Traveller use.

10.9 Two other criteria are important in guiding the allocation of sites.

10.9.1 Firstly, Core Strategy Policy H7 notes an aspiration for no more than 15 pitches per site. This reflects a preference from local Gypsies and Travellers themselves and local Members for a larger number of small sites rather than a smaller number of large sites.

10.9.2 Secondly, the Core Strategy Inspector notes in ¶44:

“Sites identified through the Site Allocations Plan process will be subject to consultation. PPTS requires local planning authorities to ensure that their policies promote peaceful and integrated co-existence. This will doubtless be a factor in choosing sites through the site allocations process and I see no need to repeat that requirement in the Core Strategy.”

10.10 In Leeds several factors are pertinent in implementing this criteria:

10.10.1 The first is around the preferences of Gypsy and Traveller families themselves to feel that they are not threatened by proximity to the existing settled community. On larger sites it is possible for a Gypsy and Traveller population to establish itself locally and gain a feeling of security by the fact that they are a large group. Given the desire to provide smaller sites locally there is a need to consider the implications for Gypsies and Travellers of a new small site within an area of established housing. Leeds GATE have confirmed their reluctance to see such small sites delivered within existing settled housing estates. It is important to note that the Council is not seeking to isolate Gypsies and Travellers in this way but seeking to pragmatically identify sites which are near to local services and amenities and can also provide the opportunity for peaceful integration without any potential negative impacts which might be caused by the introduction of Gypsy and Traveller families immediately adjacent to settled housing.

10.10.2 The second factor, relates to the settled population who by and large have expressed through consultation responses an unwillingness to accommodate Gypsies and Travellers locally. Whilst noting these concerns in the context of seeking to promote a peaceful and integrated co-existence, the Council has not sought to locate Gypsies and Travellers away from the urban area or existing communities where access to services is poor, but rather has sought a balance whereby it can ensure that new sites are not immediately adjacent to areas of settled housing. Whilst not a critical criteria the Council has also sought to identify sites which by their nature offer an element of established self-containment and privacy for new residents. These ambitions have been discussed with and

supported by Leeds GATE. Both of these factors are addressed somewhat by the intent to deliver mostly smaller sites. Third, the implementation of sites via planning approval and site design offers the potential to ensure that new Gypsy and Traveller sites are integrated into the surrounding local community and not excluded from it. This can be achieved by ensuring that sites are not overly enclosed and secluded i.e. creating strong and well-designed frontages. It also offers the chance to ensure that those families living on new sites can access services i.e. through improvements to local footpaths and routes to shops and other facilities. The opportunity also exists to improve the management of both existing and proposed new sites to assist their integration into the local community.

Identification of public pitch allocations

- 10.11 With regard to the allocation of Council run / public sites the Core Strategy justification sets out that:

“The Site Allocations Plan will engage positively with the Gypsy and Traveller community and Leeds GATE to ensure that suitable Council run sites (including where appropriate an element of transit provision) are identified and allocated to meet the full needs for the plan period”. (¶5.2.36)

- 10.12 The approach to identifying Council run sites (i.e. the 25 public pitches identified in the policy alongside approaches to the 9 negotiated stopping is set out below.

Identification of private pitch allocations

- 10.13 With regard to the allocation of private sites the Core Strategy justification sets out that:

“For private pitch provision, including for Travelling Showpeople, the Council will work proactively with the Gypsy and Traveller communities, Leeds GATE and the Showmen’s Guild to help identify and allocate such sites through the Site Allocations Plan in line with the criteria in Policy H7.” (¶5.2.37)

- 10.14 The Adopted Core Strategy policy also recognises that not all of the identified need for Gypsies, Travellers and Travelling Showpeople may be addressed via the allocation of land in the Site Allocations Plan document. To this end it sets out in the Policy a set of criteria to be used “in identifying land or determining planning applications”. The justification to Policy H7 notes:

“Planning Policy for Traveller Sites (2012) confirms that a criteria based policy can provide a basis for decision taking as well as allocating sites, therefore the policy contains criteria to guide land supply allocations and provide a basis for decisions, should applications nevertheless come forward”. (¶5.2.37)

- 10.15 This is a locally important issue because not all of the requirement may arise during the plan period. The GTAA survey revealed that some Gypsies and Travellers were living in their own house or a rented house and whilst their first preference would be

for their own land there wasn't a cultural aversion to living in bricks and mortar accommodation. Their personal circumstances will determine when and if their expressed aspiration for a pitch may materialise during the plan period. This can be fulfilled by either submitting a planning application or by proactively making a housing application to the Council for a public-run pitch.

Current approaches to the provision of accommodation

- 10.16 It is widely accepted that there is a national shortage of authorised sites for Gypsies and Travellers and Travelling Showpeople. In Leeds this has led to increasing incidence of unauthorised encampments, which create tensions between G&T and the settled community. At the same time it is recognised that G&T are amongst the most socially excluded groups and independent national research confirms the link between the lack of good quality sites and poor health and education outcomes. G&T are being held back by some of the worst outcomes of any group across a range of social indicators on housing, health, education, incidence of hate crime and access to employment². Both the Government and the Council recognise that unmet need for housing must be addressed. The provision of authorised sites is therefore an important step in managing a host of issues.
- 10.17 Leeds, like most other parts of the country, has a shortage of authorised G&T sites. Historically this has created unauthorised developments and encampments. However, in recent years, and following a Council Scrutiny Inquiry in 2010, emphasis has been placed upon addressing immediate needs and priorities (for families living on the roadside), as well as developing a longer term approach through the Core Strategy and Site Allocations Plans to meet arising needs and where families are "doubling up" on existing provision. To that end, the Council has pursued two options to address immediate needs:
- a planning application for an additional 12 pitch extension to Cottingley Springs (the Council's only managed site for permanent pitches). This was refused by the Secretary of State following a "call-in" hearing in public. The main reasons for refusal were: harm to Green Belt outside of a plan-making process and impact on the neighbouring settled community.
 - a 10 year temporary permission for 8 pitches has been secured at Kidacre Street (City & Hunslet), which is fully subscribed and has helped to reduce the incidence of unauthorised encampments and to relieve pressure for pitches at Cottingley Springs. The site was a former negotiated stopping site and is a testament to the success of the negotiated stopping process in Leeds.
- 10.18 The Council recognises that the ability to enforce against unauthorised development in Leeds is related to its proactivity in meeting the need for new provision. If the Council supports the provision of sites largely for Leeds based G&T it will be in a

² (2012) Department of Communities and Local Government, [Progress report by the ministerial working group on tackling inequalities experienced by Gypsies and Travellers](#)

much stronger position to resist inappropriate encampments where they arise.

Gypsies and Travellers – Existing Supply

- 10.19 In Leeds there is a current residential supply (assuming one household per pitch) of 41 public sector pitches at Cottingley Springs, Farnley & Wortley and 7 further private pitches. Authorised pitches include sites with planning permission (in the form of permanent, personal or temporary permissions) and sites with established use rights or other planning status which means that planning enforcement action cannot be taken. It should be noted that the site at Kidacre Street does not form a part of the existing supply, as this was granted permission after the Core Strategy assessment was completed. The 7 private pitches provide for families on sites at:
- Nepshaw Lane, Morley South (1 pitch counted as part of existing supply but following further assessment it should be noted that the site accommodates 2 pitches)
 - Roseneath Place, Farnley & Wortley (1 pitch)
 - Ninevah Lane, Kippax & Methley (2 pitches counted as existing supply but following further assessment it should be noted that the site accommodates 1 pitch)
 - Knotford Nook, Otley & Yeadon (1 pitch)
 - Springfield Villas, Morley North (2 pitches)
- 10.20 There are also a number of G&T sites which are unauthorised but categorised as “tolerated sites”. These did not form part of the identified existing supply of land at the time of the Leeds Needs Assessment. These sites are as follows:
- Dunningley Lane, Middleton (2 pitches)
 - White Rose Farm, Gildersome (2 pitches)
 - Scarecrow Farm, Gildersome (1 pitch)
 - Thorp Lane, Tingley (3 pitches)
 - Urn Farm, Middleton (2 pitches)
- 10.21 Many of these sites are long established and they are all currently not subject of enforcement action by the Council. These longstanding existing Gypsy and Traveller sites also have significant socio-economic benefits such as families have lived in the area a long time, children go to local schools, families use the local services and occupants work in the local area. All of these factors ensure that the existing sites form an important part of existing communities. The Council’s preferred approach is to therefore safeguard these sites for the permanent use by Gypsies and Travellers. These sites have been subject to Sustainability Appraisal in Appendix 17.
- 10.22 In addition the Council asked Leeds GATE to visit these sites and establish the intentions of the current occupiers. In all cases there was a desire to remain.

Occupiers will be encouraged to apply for permanent planning permission or Lawful Development Certificate for pitches. It is important to note that these 5 sites were not counted as part of the existing supply in the GTAA and expressed a need in the GTAA survey. By safeguarding these 5 sites the Site Allocations Plan therefore addresses 10 out of the 28 private pitch needs. The Council can also count an additional pitch by safeguarding land at Nepshaw Lane, Morley, bringing the total to 11 out of 28.

- 10.23 In addition some of the existing sites are underutilised and have capacity to accommodate additional pitches. Through the public consultations several landowners have sought to provide additional pitches on their existing sites to allow for family growth. The Council has sought to facilitate small scale extensions to existing public and private site where these do not lead to undue amenity concerns.

Travelling Showpeople – Existing Supply

- 10.24 The recent local Leeds GTAA carried out with the Showmen’s Guild assessed a need for 15 plots in Leeds up to 2028 and that these could be accommodated on one or two sites. There is an unauthorised “tolerated” site at Whitehall Road, Drighlinton where 8 families are reported by the Showmen’s Guild to currently reside. There is also a longstanding small site at Town Street, Yeadon. These sites are counted against the need figure of 15 which leaves a remaining need for 6 plots. These are to meet the current needs of two family groups currently residing on land in Leeds for which there is no permission and where the landowner, whilst tolerant for a short period, does not wish them to remain permanently.

Issues and Options Consultation

- 10.25 At the time of the Site Allocations Issues and Options consultation (Summer 2013) a specific level of need for G&T was not established and agreed upon. Therefore no sites were proposed for G&T use at the time. However, at Issues and Options stage the Council sought the views of people as to whether any particular sites which were also being assessed for housing would be suitable for G&T or whether there were any other sites which were suitable which were not being assessed for housing i.e. “a call for sites”.
- 10.26 The Council received 172 comments to these questions. 55 comments stated that sites for G&T should be found within the main urban area. 46 individual site suggestions were made throughout the District and these have been considered as part of an assessment. However, there were a number of issues with the “call for sites” submissions:

- no sites were submitted by landowners at Issues and Options consultation stage

- a number of comments were offensive and racist – these have been removed from the Council’s database and no further consideration has been given to them
- a number of suggestions were for sites which could not be taken seriously as they were not available e.g. the airport and Millennium Square in the City Centre
- a number of suggestions were on large housing submissions owned by private house builders and landowners where the land is not available for G&T use

10.27 In parallel to the Issues and Options work for the SAP the Core Strategy was being finalised. As part of this the Council liaised closely with the Leeds Gypsy and Traveller Exchange (Leeds GATE) and representatives of the Showmen’s Guild. Through this consultation a range of sites were proposed to the Council which have been assessed as part of the SAP. In addition, as part of the Leeds local GTAA a survey of G&T was held. In total 115 surveys were completed by local G&T families. A specific question on the survey was around whether there were any sites which would be suitable for G&T accommodation or whether G&T owned any land that they wished to submit to the SAP “call for sites”. This question did not elicit any responses from the 115 households who were surveyed.

10.28 Following the Issues and Options call for sites the Council received one submission of a site by a landowner for privately managed provision. This was submitted via a planning consultant specialising in G&T accommodation provision throughout the country and is assessed alongside the other sites.

Publication Draft Consultation (September 2015)

10.29 The Council consulted on proposals for Gypsy and Traveller provision on 19 sites across Leeds (see appendix 10). The Council received 844 representations on the Gypsy and Traveller proposals in the Publication Draft plan. Of these 800 were objections to the proposals and 33 representations were supportive. These also included representations from several Gypsy and Traveller landowners and Leeds GATE.

10.30 Three new site suggestions were also received during the consultation period. These site suggestions are detailed in Appendix 12. Several changes to the proposed Gypsy and Traveller sites were made following the analysis of representations and additional assessment work (Appendix 13)

Revised Publication Draft Consultation – ONE HMCA only (September 2016)

10.31 The Council consulted on revised proposals for the Outer North East area of the city in the Autumn of 2016. This additional consultation was necessary following the withdrawal of a large strategic housing site (3000 units) by the landowner. The

revised proposals contained no specific Gypsy and Traveller allocations, however a private proposal at the Old Telephone Exchange, Coal Road, Shadwell (submitted at Publication Draft 2015) was consulted on as part of the consultation documentation but considered by Development Plan Panel to be better dealt with via a planning application rather than an allocation. Consequently no changes relating to Gypsy and Traveller Issues were made to the plan following the analysis of representations.

Consultation with Leeds GATE

- 10.32 Consultation with Leeds GATE has continued throughout the process and following Adoption of the Core Strategy further meetings were held to encourage Leeds GATE to explore with their local members whether there were additional sites. They reported that Gypsies and Travellers remain sceptical about the process and the potential for sites to be found and agreed. Leeds GATE have been instrumental in assisting the Council assess the safeguarded sites in terms of current numbers of pitches and desires of existing residents. Leeds GATE are generally supportive of the preferred sites proposed for allocation.

Consultation with the Showmen's Guild

- 10.33 Consultation has continued with the Showmen's Guild throughout the site allocations process. Officers visited a Showmen's site in Doncaster to understand their specific needs and gain an understanding of the manner in which sites can be laid out. The Chair of the Guild has supported the preferred allocation at land off Phoenix Avenue, New Micklefield.

Consultation with the local Gypsy and Traveller Community

- 10.34 The Council has facilitated and undertaken several Gypsy and Traveller specific consultation events which aimed to gain a greater understanding of local needs, obtain new site suggestions and help to breakdown historic barriers between the Local Authorities and the Gypsy and Traveller community.
- 10.35 These consultation events included attending Latter Lee Gap Horse Fair with maps of potential new Council managed Gypsy and Traveller sites. This event allowed Officers to speak face-to-face with members of the local Gypsy and Traveller community to better understand their needs and aspirations. Officers also facilitated a drop-in session at Leeds GATE offices as part of the Publication Draft consultation, where members of the Leeds Gypsy and Traveller community could come along and discuss any site specific issues. During the event Officers spoke to numerous local Gypsy and Travellers and helped them to complete representation forms for the consultation process. The event also helped to generate an additional site suggestion (extension to Urn Farm, Middleton).
- 10.36 Furthermore Officers also guided Leeds GATE and a local Gypsy and Traveller

representative on site around the preferred Gypsy and Traveller site allocations as well as some of the discounted sites to obtain their opinions. Further details of these consultation events can be found in the Consultation background paper.

The approach to assessing sites

- 10.37 G&T sites vary in terms of size and there is no one size fits all measurement for a pitch or plot. Good practice guidance suggests that G&T sites should provide enough land per household for a mobile home, touring caravan and a utility building, together with space for the parking of two vehicles. In accordance with the views of consultees, local members and Leeds GATE the Council has looked for a greater spread of smaller sites where around 5 families could be accommodated. The minimum site area required is estimated at 0.3 hectares but some sites could be smaller or larger depending on specific circumstances.
- 10.38 Sites for Showpeople are usually larger as there is not only the need to store equipment, there is also a desire for more Showpeople to live together so as to ensure greater natural security for their equipment and HGVs.
- 10.39 When identifying suitable sites a range of factors need to be taken into consideration. PPTS states that sites for the short term (first five years of a plan period 2012 - 2017) should be deliverable and that sites, or broad locations, for the medium and longer term (years six to ten (2018 – 2022) and years eleven to fifteen (2023 – 2027/8) should be developable.
- 10.40 For a site to be considered deliverable, it should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable. For a site to be considered developable, it should be in a suitable location for development and there should be a reasonable prospect that that the site is available and could be viably developed at the point envisaged.

Assessment Phase 1

- 10.41 In accordance with the Core Strategy, the potential of each submitted and existing site was assessed against the site selection criteria in Policy H7. At the same time, each site was assessed for its deliverability which included an assessment of:
- *Suitability* – does the site meet wider Core Strategy or National Planning policies e.g. on environmental and conservation issues
 - *Availability* – is the site available for G&T use? has it been submitted by a willing landowner? does the site have permission/allocation for another use or has the landowner submitted it for another use as part of the SAP process?
 - *Achievability* – is the site below 2ha or where smaller parcels of larger sites could easily be achieved without prejudicing the remaining site for other uses?

10.42 The “long list” assessment included 64 individual sites comprising:

- 15 Sites submitted in consultation with Leeds GATE (appendix 4)
- 1 Site submitted in consultation with the Showmen’s Guild (appendix 5)
- 2 Sites submitted by private G&T landowners (appendix 6)
- 1 Site being considered through the Decision Taking process (appendix 6)
- 34 Sites (from over 80 individual site suggestions – with some duplicates) which were submitted to the Council through the Issues and Options consultation but not by those who owned the land (appendix 7)
- Broad areas of search submitted through the Issues and Options consultation (appendix 7)
- 11 existing sites in the District without the benefit of full planning permission

10.43 Many of the phase one sites were simply not available as they had not been submitted by willing landowners. The results of stage one was a potential pool of 13 sites, which were mainly existing tolerated sites but also included a private submitted site. The potential capacity of these sites would not meet the identified need in Policy H7.

Assessment Phase 2

10.44 One of the main means of ensuring that sites are deliverable/developable, is to assess land in the Council’s ownership over which it has control, which is surplus to requirements and is suitable for G&T accommodation. Such sites were considered as part of a stage two assessment examining land in Council ownership. The results of stage two was the identification of a further 27 sites. These sites were selected on the basis of the tests of suitability, availability and achievability above and detailed as Appendix 9 and with the preferred sites in Appendix 14 and 15.

10.45 One of the key messages from the assessment and consultation with stakeholders has been the desire to have smaller sites for a smaller number of families per site. It is difficult to set a limit and national guidance previously advised that sites should be no larger than 15 families. However, the site assessment has been carried out on the basis that small sites for around 5 families would be preferable. The current supply of Council run Gypsy and Traveller sites in Leeds has historically been provided at Cottingley Springs and more recently at Kidacre Street. With only two current Council managed Gypsy and Traveller sites in Leeds limited flexibility exists for occupants who do not wish to live on the sites. A larger spread of sites has the benefits of providing greater flexibility for the Council as well as improved choices for the local Gypsy and Traveller community. The approach to site selection is a balance between suitable sites, locational preferences of the G&T population and impacts on existing areas. An approach to smaller sites means that a greater range of sites are available, there is more prospect of peaceful integration as smaller sites may be easier to assimilate with existing communities and inevitably that there is a greater spread of sites throughout the District.

- 10.46 In general the site search has been a difficult exercise for the following reasons:
- there has only been limited suggestions by landowners
 - the use of Council land is supported however the Council as landowner has an obligation to seek best value on its assets, especially in difficult public funding climates.
- 10.47 The Core Strategy recognises the desirability of re-using brownfield land, however it is considered that this must also be balanced against other objectives. The NPPG3 recognises that brownfield land is often more expensive to develop and where the cost of land is a major barrier, landowners should be engaged in considering options to secure the successful development of sites. In many parts of the Leeds District comprehensive regeneration strategies are being progressed which incentivise the bringing back of brownfield sites into use for a range of uses including settled housing. The Council consider that some of these areas where brownfield land is expensive to develop, where areas are classed as gateway regeneration sites e.g. the Enterprise Zone which is dependent on attracting significant levels of private inward investment or where regeneration frameworks are well advanced, would not provide competitive returns to landowners, including the Council if they to be identified for Gypsy and Traveller uses. This has a bearing on the availability of some sites within Leeds. The results of a sustainability appraisal are included at Appendix 16 and 17.

Flood Risk Assessment

- 10.48 Four of the proposed sites have some form of Flood Risk. The sites are assessed in Appendix 19. This concludes that Tulip Street has minimal flood risk to a small corner of the site which causes no constraint to the site's overall delivery.
- 10.49 Knotford Nook and Land at West Wood have potential to be affected by flooding in Flood Zone 3. The conclusion for Knotford Nook is that given its longstanding nature and presence of on-site flood mitigation it is appropriate to safeguard. Access arrangements will need to be addressed as part of any planning application for land at West Wood and development should only occur on areas of low flood risk within the site.
- 10.50 Tong Road, Wortley is partially within Flood Zone 3, but not at risk from the main river because the site is elevated above it. There are no sequentially preferable sites from the Phase 2 site assessment which are available or achievable.

Green Belt Implications

- 10.51 Although Policy H7 of the Core Strategy states that sites in the Green Belt will not be permitted unless other locations have been considered and only then in

³ NPPG: 10-025-20140306

exceptional circumstances, because Leeds has an identified unmet need for Council-run sites and no alternative deliverable sites elsewhere, this is considered to constitute exceptional circumstances. It should also be noted that Adopted Core Strategy Policy SP10 sets the strategic policy framework for such releases. It notes that a review of the Green Belt boundary will need to be carried out to accommodate housing growth and also that 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. A number of Green Belt sites made the final shortlist for public provision. In Leeds a number of settled housing sites have been located in the Green Belt and in line with Core Strategy SP10 there is no reason why the principle of Gypsy and Traveller sites should be any different. However, for such sites to be appropriate for allocation there must be an assessment of their Green Belt functions and mitigation in site requirements where necessary. This is included as Appendix 6.

10.52 The Solihull Plan Inspector considered similar circumstances when finding their plan sound. Some key points arising from the Solihull Inspector's Report are:

- The Inspector highlighted that the Borough is significantly constrained given that all the non-urban area is Green Belt. This is largely the case in Leeds.
- All the existing authorised G+T sites are also within the Green Belt. This is largely the case in Leeds.
- The Inspector noted that land values in the urban area tend to prohibit G+T sites being viable and deliverable options. This is the case in Leeds.
- The sites put forward are considered to be available and deliverable options, and as such the identification of sites in the Green Belt is therefore the most appropriate strategy, in principle, when considered against the lack of reasonable alternatives.

10.53 Green Belt assessments (Appendix 18) have been carried out for otherwise available sites on four sites: West Wood, Morley; Bullerthorpe Lane, Temple Newsam; The Old Telephone exchange, Coal Road nr Shadwell and Land off Pawson Street, Robin Hood. The conclusions of the assessment (Appendix 18) are that:

- the sites at West Wood and Bullerthorpe Lane lie within areas of Green Belt where designation of these small scale sites would lead to minor impacts on the Green Belt with little potential to create precedents of sprawl or encroachment. Whilst the sites do not round off settlement boundaries they are small in scale and their impact is minimal. West Wood is proposed to be inset within the Green Belt and Bullerthorpe is not proposed for allocation (non Green Belt reasons).

- the site at Land off Pawson Street lies within a strategically important Green Belt buffer which defines the western edge of the smaller settlement of Robin Hood. Release of this site from the Green Belt, which is currently actively used for agricultural purposes, would lead to sprawl, encroachment and create a potential precedent for further release of sites to the north and south. This tract of Green Belt forms a strategic role in Leeds and proposals for settled housing to the north of the site have also been discounted because of the importance of this Green Belt buffer. The site is also rejected on this basis.
- the site at the Old Telephone Exchange, Coal Road nr Shadwell is a small brownfield site. 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.

10.54 The Council intend to wash over safeguarded allocations in the Green Belt because these are existing sites that are generally longstanding and are very small in scale. To inset them would create very small holes in the Green Belt which given their lawful use rights in any event would be unnecessary to their continued function as G&T sites.

10.55 The Council propose to inset the new allocation within the Green Belt on the basis that the site is new and is being proposed at a time when the Green Belt boundary is being established. Whilst this is not a precedent for creating holes in the Green Belt for other uses it aligns with the approach set out in the Solihull Inspectors Report and a need to create defensible boundaries to ensure that the sites can be implemented for their intended allocated use.

Duty to Cooperate

10.56 The approach to assessing a need for Gypsies and Travellers and the various stages of Local Authority plan's preparation on the issue has been a standing update item on the Strategic Planning (Duty to Cooperate) Group which meets every two months and comprises the Heads of Planning for each of the Leeds City Region authorities. Throughout the preparation of the Core Strategy policy the Council has focused on meeting its own needs and is not relying on neighbouring authorities to assist. It has also not been asked to assist in meeting the Gypsy and Traveller accommodation needs of any neighbouring authorities.

10.57 Neighbouring Local Authorities and relevant prescribed bodies were consulted on the sites in the Publication Draft Plan in June and July. Comments received are as follows:

- **Highways England** commented about the use of appropriate boundary treatments where sites are proposed directly adjacent to the Strategic Road Network. Where deemed necessary they request a condition to reflect this at planning application stage.

Conclusions

Council-run permanent sites

- 10.58 The Adopted Core Strategy sets out a requirement for 25 Council-run pitches between 2012 and 2028. There is already an existing supply of 41 pitches set out in the Leeds GTAA at Cottingley Springs, Gildersome. This site will continue to meet needs throughout the plan period as Gypsies and Travellers move out and new families move in. The site is overcrowded at the current time and solutions, including new sites are required to address immediate needs. One of the proposed solutions is to allow an additional 2 pitches to be formed on underutilised areas within the site. There has been a significant amount of doubling up on the site in recent years in response to the lack of alternative site. This doubling up over an extended period whilst not ideal, shows a social tolerance with the existing residents of the site. A small intensification of the site is not considered to result in a significant additional amenity concerns.
- 10.59 The Council has granted temporary planning permission for a site at Kidacre Street at the edge of the City Centre. This addresses much of the immediate need for accommodation and is in a sustainable location. The safeguarding of the Kidacre Street site throughout the plan period or until the new High Speed Rail development impacts it is set out as a means of meeting up to 12 pitches. It is considered that the remaining need for new sites will be addressed via the allocation of two further sites.
- 10.60 These sites have been identified following two phases of assessment. The first assessed sites which were submitted to the Council as part of the issues and options consultation. This elicited few deliverable sites mainly because many had alternative uses proposed or were not in the Council's ownership. The second carried out an assessment of additional Council owned land which had not been considered through the wider Site Allocations Plan process. Whilst some of these sites became un-available with the passage of time it produced a small pool of available, suitable and achievable sites. Land at West Wood, Tingley and is in the Green Belt and assessments have revealed that its impact is very minor. Land at West Wood, Tingley and Tong Road, Wortley are in areas of flood risk and assessments have revealed that risks can be managed and/or mitigated. Together with Kidacre Street these new sites represent a good distribution of sites to meet the needs of Gypsies and Travellers wishing to live on a Council-run site.
- 10.61 The accommodation from these four sites totals 2 out of the 25 requirement for

pitches and the Council will continue to explore options for addressing this outstanding supply prior to submission of the SAP, potentially via new sites proposed through the consultation process.

Council-run negotiated stopping sites

- 10.62 The Adopted Core Strategy sets out a requirement for 9 Council-run negotiated stopping pitches between 2012 and 2028. The Council's intention is that these sites meet the housing need of 'Leeds connected' G&T who do not want permanent pitch provision, intend to stay in the city for a short period of time and want a short term site option in the city as part of their nomadic lifestyle. The proposal is to deliberately not identify specific sites as they will become, by default, permanent sites and are less likely to lead to peaceful and settled co-existence because of the transitory nature of the occupants.
- 10.63 Rather than identify sites in the SAP, as part of ongoing operational management, the Environment and Neighbourhoods service will work alongside other Council services to identify and appropriate short term sites where Gypsy and Traveller visitors to Leeds can be directed. This approach has the support of Leeds GATE.

Privately managed sites

- 10.64 The Adopted Core Strategy sets out a requirement for 28 privately managed pitches between 2012 and 2028. There is already an existing supply of 7 pitches on 5 sites identified in the Leeds GTAA. As part of the Site Allocations Plan preparation and, particularly as a result of work by Leeds GATE eleven additional households have been identified, who expressed a preference for private pitches in the Core Strategy and, for whom their need could be met by permitting them to stay on the long term land that they are occupying. This approach therefore safeguards 6 sites in addition to the 4 sites which were accounted in the Leeds GTAA. With small pitch additions also proposed on two of these sites it meets 14 out of the 28 pitch requirement in the Core Strategy policy.
- 10.65 Only two private submissions were made to the Site Allocations Plan process for the allocation of privately owned land. These were by the same consultant. First, for land off Pawson Street, Robin Hood which has been discounted on Green Belt terms. Second, land at the Old Telephone exchange has also been discounted. In addition, a site at land off Sandon Mount, Hunslet has been assessed as it was subject of a S78 appeal against refusal of planning permission. The site has been discounted on the basis that it is on greenspace in an area of deficit and amenity concerns relating to noise levels for the occupants.

Sites for Travelling Showpeople

- 10.66 The Adopted Core Strategy sets out a requirement for 15 private plots between 2012 and 2028. During the site assessment for Gypsies and Travellers land was

also assessed for potential for Travelling Showpeople. This involved looking at large parcels of land. The Council's asset management service suggested a site at land off Phoenix Avenue, New Micklefield. This site was considered to be sustainable and deliverable. It is part of a wider employment land allocation. Given the nature of the proposed use for Travelling Showpeople it is not considered that its former designation is inconsistent with the proposed use for Travelling Showpeople as they will require the land to store large equipment and machinery alongside their caravans.

Approach to site selection

- 10.67 Site selection has resulted in some brownfield sites and land within the main urban area of Leeds, but it has not been possible to identify Gypsy and Traveller allocations wholly on brownfield land. Where greenfield and green belt sites have been chosen these are small in scale and considered to form self-contained and well-defined boundaries with minimal impact to the Green Belt (where appropriate).

Appendix 1 – Site Assessment Form

Appendix 1 – Proforma for Site Assessment

Unique Site Allocations reference number			
Site Name and address			
SHLAA Reference (if applicable)			
ELR Reference (if applicable)			
Greenspace Reference (PPG17) (if applicable)			
Retail Reference (if applicable)			
Grid ref			
Ward Name			
Housing Market Characteristic Area			
Gross Site Area			
Net Site Area (Developable Area)			
SHLAA Capacity (number of dwellings) if residential			
Land Use	sub category	existing land use of site	land use surrounding site
		tick which applies	
<i>Agriculture</i>	<i>Agriculture</i>		
	<i>Fisheries</i>		
<i>Forestry</i>	<i>Managed Forest</i>		
	<i>Unmanaged forest</i>		
<i>Minerals</i>	<i>Mineral workings and quarries</i>		
	<i>Recreation and Leisure</i>		
	<i>Outdoor amenity and open space</i>		
	<i>Amusement and show places</i>		
	<i>Libraries, museums and galleries</i>		
	<i>Indoor sport facility</i>		
	<i>Outdoor sport facility</i>		
	<i>Holiday park</i>		
	<i>Holiday camp</i>		
	<i>Allotment and city farm</i>		
<i>Transport</i>	<i>Transport tracks and ways</i>		
	<i>Terminals and interchanges</i>		
	<i>Car parks</i>		
	<i>Vehicle storage</i>		
	<i>Goods and freight terminal</i>		
	<i>Waterways</i>		
	<i>Utilities and infrastructure</i>		
	<i>Energy production and distribution</i>		
	<i>Water storage and treatment</i>		
	<i>Refuse disposal</i>		
	<i>Cemeteries and Crematoria</i>		
	<i>Post and telecommunications</i>		
	<i>Residential</i>		
	<i>Dwellings</i>		
	<i>Hotels, boarding and guest houses</i>		
	<i>Residential institution</i>		
	<i>Community Services</i>		
	<i>Medical and health care services</i>		
	<i>Places of worship</i>		
	<i>Education</i>		
	<i>Communtiy Services</i>		
	<i>Retail</i>		
	<i>Shops</i>		
	<i>Financial and profession services</i>		
	<i>Restaurants and cafes</i>		
	<i>Office</i>		
<i>Industry and business</i>	<i>Manufacturing</i>		
	<i>Storage</i>		
	<i>Wholesale distribution</i>		
<i>Vacant and Derelict</i>	<i>Vacant and/or unused land</i>		
	<i>Vacant building</i>		
	<i>Derelict building</i>		
<i>Defence</i>	<i>Defence</i>		
<i>Other (give details)</i>			

Planning History	
Site Characteristics:	
Topography - Flat - Sloping - undulating	Tick all that apply
Natural landscape - Significant tree/hedge cover - Limited tree/hedge cover - No tree/hedge cover	Tick all that apply
Boundaries - Existing well defined boundary - Partially Well-defined - Poorly defined boundary	Tick all that apply
Does the site have a road frontage? - Yes - No	
Distance to railway station	
Nearest railway station	
Distance to bus stop (metres)	
Bus stop ID	
SFRA Flood Risk zone	
EA flood zone	
Health and Safety Executive hazard (within XX metres)	
HSE gas pipeline	
Agricultural land use classification	
Within 300m of retail centre boundary	
Conservation area	
Listed building	
Ancient monument	
Historic park and garden	
Battlefield site	
Public rights of way	
Other comments/observations on site characteristics:	
UDP designation:	
- Green Belt (N32) - Protected Area of Search (N34) - Special Landscape Area (N34) - Rural Land (RL1) - Urban green corridor (N8) - City Centre Primary Shopping Quarter (S1) - Town Centre (S2) - Allotments(N1A) - Greenspace (N1) - Proposed Greenspace (N5) - Playing Pitch (N6) - Nature conservation area (N50) - Other designation (list)	
Natural Resources and Waste DPD designation (if applicable):	

Green Belt Review Methodology - complete this section only where a site lies within the existing Green Belt.

Once the general extent of a Green Belt has been approved, boundaries should only be altered in exceptional circumstances. It is therefore necessary to assess which land within the Green Belt can make a significant contribution to meeting long term development land supply needs which would be least damaging to the purposes and integrity of the overall Green Belt in the Leeds district.

When assessing a site that is only partially in the Green Belt, only assess the part that is Green Belt.

GB purposes, criteria for assessing sites:

National Planning Policy Framework (NPPF) para 79 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and permanence. Para 80, sets out the 5 purposes of Green Belt:

Purpose	Criteria and definitions	Assessment
1. Check the unrestricted sprawl of large built up areas	<p>This is not the same as urban development per se. It is a judgement as to whether a development would result in inefficient use of land considering the following criteria:</p> <p>i. Would development of the site lead to/constitute ribbon development YES/NO</p> <p>ii. Would development result in an isolated development site not connected to existing boundaries YES/NO</p> <p>iii. Is the site well connected to the built up area? – Does it have 2 or more boundaries with the existing built up area? YES/NO</p> <p>iv. Would development of the site effectively 'round off' the settlement pattern YES/NO/PARTIAL</p> <p>v. Do natural and physical features (major road, river etc) provide a good existing barrier between the existing urban area and undeveloped land, which if breached may set a precedent for unrestricted sprawl? YES/NO</p>	<p>i. If response yes, high potential for unrestricted sprawl</p> <p>ii. If response yes, result would be isolated development, high potential for urban sprawl</p> <p>iii. If a site is well connected ie has several boundaries with the adjacent urban area, lower potential for urban sprawl. If only one boundary with existing urban area, development would 'jut out' or not be as well related and has more potential to result in urban sprawl.</p> <p>iv. If response yes, development would 'round off', low potential for unrestricted sprawl</p> <p>v. if yes, higher potential for urban sprawl.</p> <p>Overall conclusion: Development of the site would result in:</p> <p>High potential to lead to unrestricted sprawl OR</p> <p>Low potential to lead to unrestricted sprawl (Delete response which does not apply)</p>

<p>2. Prevent neighbouring towns from merging</p>	<p>It is impossible to define a minimum distance that there should be between settlements.* (see bottom of 3rd column). The important consideration is whether development would appear to result in the merger of built up areas. Topography and features such as rivers and major roads can act as barriers preventing merging. The assessment therefore looks at:</p> <ul style="list-style-type: none"> i. Do natural features and infrastructure provide a good physical barrier or boundary to the site that would ensure that development was contained? YES/NO ii. Would development of the site lead to physical connection of 2 or more settlements? YES/NO 	<ul style="list-style-type: none"> i. If yes, a good physical boundary is more likely to perform a role in preventing neighbouring towns from merging. ii. If development would lead to the merging/physical connection of settlements the site would not prevent towns from merging. <p>Overall conclusion: Development of the site would lead to coalescence/merging of settlements OR</p> <p>Development of the site would not result in the merging of Settlements OR</p> <p>Development of the site would not result in actual merging of settlements but does not:</p> <ul style="list-style-type: none"> i) make good use of any physical barriers/there is no defensible boundary and/or ii) development of the site would significantly reduce the Green Belt gap between settlements. (see * 2nd column, explanation) <p>(Delete response which does not apply)</p>
<p>3. Assist in safeguarding the countryside from encroachment</p>	<p>This is an assessment as to the extent to which the Green Belt constitutes 'open countryside' from assessing countryside characteristics. If the site has any such characteristics it can be said to assist in safeguarding the countryside from encroachment. The characteristics are:</p> <ul style="list-style-type: none"> i. Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries) YES/NO ii. Does the site provide access to the countryside – footpaths, bridleways across the land, or is it a designated park/greenspace? YES/NO iii. Does the site include national or local nature conservation designated areas (SSSIs etc) YES/NO iv. Does the site include areas of woodland, trees or hedgerows that are protected (protected ancient woodland) or significant unprotected tree/hedge cover. YES/NO v. Does the site include any best and most versatile; grade 1, 2 or 3a (where known) agricultural land? YES/NO 	<ul style="list-style-type: none"> i. If response yes, there is an existing defensible boundary between the existing settlement/urban area and the site, the site will perform a role in safeguarding the countryside from encroachment ii. If yes, the site performs a role in providing access to the countryside for the urban population, the site will perform a role in safeguarding the countryside from encroachment. iii. If yes, the site performs a role in safeguarding the countryside from encroachment. iv. If yes, the site performs a role in safeguarding the countryside from encroachment. v. If yes, the site performs a role in safeguarding the countryside from encroachment. vi. If the site contains buildings that are not in agricultural use, development (on that part of the site) would be classed as brownfield rather than Greenfield development, so the site would not perform a role in safeguarding the countryside from encroachment.

	<p>vi. Does the site contain buildings? YES/NO If yes, are these in agricultural use? YES/NO</p>	<p>Overall conclusion: The site performs an important role in safeguarding the countryside from encroachment OR</p> <p>The site does not perform an important role in safeguarding the countryside from encroachment</p> <p>(Delete response which does not apply)</p>
<p>4. Preserve the setting and special character of historic towns</p>	<p>Most towns have a historic core, so this assessment focuses on whether a site is adjacent to a conservation area, listed building, historic park or garden or other features of historic significance.</p> <p>Where a site is adjacent* to such a feature, development may still be able to preserve the setting and special character if done sensitively through appropriate design. This is a matter of judgement at initial site selection stage.</p> <p>* adjacent is either abutting the current boundary or only separated by a road that isn't included in the boundary.</p> <p>For the assessment:</p> <p>i. Is the site adjacent a conservation area, listed building or other historical features? YES/NO</p> <p>ii. If 'yes' could development preserve this character? YES/NO/PERHAPS</p>	<p>Overall conclusion:</p> <p>Development of the site would have no effect on the setting and special character of historic features OR</p> <p>Development of the site would have an effect on the setting and special character of historic features, which could be mitigated against through appropriate detailed design OR</p> <p>Development of the site would have a significant effect on the setting and special character of historic features</p> <p>(Delete response which does not apply)</p>
<p>5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>Not to be included within GB assessment because the Core Strategy policies encourage regeneration within the urban area</p>	<p>N/A</p>
		<p>NB. The conclusion under each purpose is an overall assessment from the conclusions from all the criteria in that category/Green Belt purpose.</p>
<p>OVERALL CONCLUSION FROM ASSESSMENT AGAINST ALL 4 PURPOSES OF GREEN BELT AND ESSENTIAL CHARACTERISTICS OF OPENNESS AND PERMANENCE:</p>		

We have not applied a scoring or weighting system as a site may have only one applicable criteria as opposed to many, but this one factor may be so significant as to mean that overall, the effect on Green Belt purposes is still very significant – for example the site may be isolated and so not satisfy the purpose of preventing urban sprawl, but satisfy all other Green Belt purposes, but this alone may be considered to have a more significant effect on the purposes of Green Belt than for example a site which it is considered would round off a settlement but has various 'countryside characteristics' which means that the site performs a role in safeguarding the countryside from encroachment. The end comments box is for the overall conclusion from looking at all the purposes to be outlined. We may have to assess this further once site visits have taken place to establish sites which have a significant effect on the purposes of Green Belt and those that do not, but this is an iterative process and will be determined once more site visits have been undertaken.

Conformity with Core Strategy Spatial Development Strategy (Section 4 of the Core Strategy publication draft):	
<ul style="list-style-type: none"> - main urban area - major settlement - smaller settlement - villages and outer rural - urban extension to main urban area - urban extension to major settlement - urban extension to smaller settlement - extension to village/rural settlement - development unrelated to existing settlement 	
Is site: <ul style="list-style-type: none"> - Brownfield - Greenfield - Mixed – part brownfield, part greenfield 	
Regeneration Priority Area: * <ul style="list-style-type: none"> - East Leeds - Aire Valley Leeds - Leeds Bradford Corridor - West Leeds Gateway - South Leeds - Inner South Leeds - none 	
If assessing site for residential use, Gypsy and Traveller site assessment to be done by Environment & Neighbourhoods):	
Could site be effectively managed	YES/NO/MAYBE
Would gypsies and travellers live on the site?	YES/NO/MAYBE
Proximity to housed gypsies and travellers	YES/NO
Experience of previous encampments	YES/NO/UNKNOWN
Conclusions as to whether the site could also be considered as a site for travellers:	
Proposed Use: Duplicate proposed use, SA and Summary of Infrastructure & other planning requirements for all different alternative proposed uses considered	
<ul style="list-style-type: none"> - residential - employment (B2 & B8) - retail (all A use classes) - office (B1) - mixed use (state combination of uses & primary use) - other (state) 	
Summary from sustainability appraisal:	
Summary of Infrastructure and other planning requirements:	
Highways	
Public Transport	
Biodiversity (Ecology)	
Education	
Health	
Utilities (Drainage/Water/Electricity etc)	
Built heritage	
Other	
Site suitability, availability and achievability (Where a site has been through the SHLAA partnership, this will be automatically completed)	
Suitability. Is the site suitable in terms of planning policy and physical construction? Yes Yes, Physical No LDF to Determine	

Availability. How ready for development is the land? Indicators of availability include expressions of interest by the landowner, whether buildings are occupied or have been cleared, whether/when tenants will move, or whether there

are competing uses for the land. Short medium long term uncertain.	
Achievability. How strong is the market for dwellings at the site location? Indicators include the physical and socio-economic attractiveness of the setting, potential supply from other sites in the area and local house prices. Short medium long term uncertain	
Site boundary:	
Does the boundary of the site need to be redrawn?	Yes/No
Would the redrawing of the site change conclusions/assumptions that would change final assessments/conclusions?	Yes/No/Partial *If Yes/Partial, undertake a second assessment based on the new boundary/new proforma details
New site reference number (enable link between two sites)	
Surrounding sites impact	
Is the development of this site contingent on the development of surrounding land/sites?	Yes/No/Partial If yes, list sites, or add/create new site
In what way is it contingent? a) Road access b) Enables joining up of site to settlement (via linking development of sites) c) Enables shared delivery of services/ infrastructure d) Other	Click all that apply
Conclusion of assessment:	
Site accepted/rejected	
Specify Use - Residential - Employment (B2, B8) - Retail - Office - Mixed use (Specify mix)	
Reason and summary	
Is the site likely to affect other sites? If yes, list/give details	
If residential use, Site Capacity	
If residential use, Phase of delivery * - Short [<i>or specify years</i>]1-5 yrs - Medium 5-10 yrs - Long +10 years	
Potential Net Floorspace (if retail, office)	
Assessment completed	
Planning Officer initials	
Site assessment completed - date	
Database input completed - date	

Sections highlighted in yellow will be automatically filled in on the LCC database

The Green Belt Review in green text only needs completing where a site is within the current Green Belt

Appendix 2: List of all sites within each HMCA and status in Site Allocations and Aire Valley Leeds Area Action Plans

1 - Aireborough

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-1	734	Bradford Road - High Royds, Menston	24.13	349	LG	Other	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-2	738	Netherfield Road - Cromptons, Guiseley	4.61	116	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-3	742	Netherfield Road, Guiseley	3.23	98	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-4	HLA2802490	The Drop Inn 29 Town Street Guiseley	0.16	6	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-5	5121	Parkside Works Otley Road Guiseley	0.24	7	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-6	271	Springfield Road - Springhead Mills, Guiseley	1.87	54	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-7	5111	Former Dairy Crest Site, Queensway, Guiseley	0.58	14	n/a	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-8	HLA2802390	107 Queensway Yeadon	0.08	9	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-9	3164	Haworth Court, Chapel Lane	0.57	45	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-10	741	Greenlea Road, Yeadon	1.04	30	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-11	3187	Station Garage, Henshaw Lane, Yeadon	0.26	5	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-12	1308	Green Lane (land to the rear of Naylor Jennings Mill), Yeadon	6.4	171	G	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-13	HLA2700370	26-28 New Road Side Rawdon	0.05	5	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-14	3229	Batter Lane, Rawdon	0.37	4	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-96	34	Low Hall Road -Riverside Mill, Horsforth LS19	7.86	52	LG	Main Urban Area Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

1 - Aireborough

Identified housing

Identified housing total:	965	
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1 - Aireborough

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-1	3026	New Birks Farm, Ings Lane, Guiseley	10.84	160	A	Major Settlement Extension	Greenfield	Green Belt site. The site relates well to the urban area and is contained by adjacent development, including the school to the north west and existing features. Residential Development would round off the settlement. Built development to the west of the site constrained by flood risk. Highways mitigation measures would be required.
HG2-2	3029	Wills Gill, Guiseley	5.06	133	R	Major Settlement Extension	Greenfield	Green Belt site. The site is well connected to the urban area and is contained by properties to the north.
HG2-3	1255B	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	8.92	234	G	Major Settlement Extension	Greenfield	Green Belt site. The site relates well to the settlement.
HG2-4	4020	Hollins Hill and Hawkstone Avenue, Guiseley	3.04	80	A	Major Settlement Extension	Greenfield	Green Belt site. Development would form an extension to the existing residential area. The character and setting of the Listed farm building acts as a strong boundary to prevent urban sprawl.
HG2-5	1311	Land at Coach Road, Guiseley	4.14	83	n/a	Major Settlement Extension	Greenfield	Green Belt site. The site relates well to the urban area. Traffic calming in Silverdale Estate would be required. Part of the site should be retained for the provision of a school.
HG2-6	1113	Silverdale Avenue (land at), Guiseley	1.98	32	R	Major Settlement Infill	Greenfield	Suitable for residential development. Half of the site looking onto Silverdale Avenue suited for housing and the other half to be laid out for allotments or an alternative green space use with a management plan to be agreed with the Council to ensure that they are available for public use.
HG2-7	180	Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon	0.42	7	R	Major Settlement Infill	Mix 20:80	The site is suitable for conversion of the property only, with the green space on site to be retained as the site sits within Nunroyd Park.
HG2-8	4019	Kirkland House, Queensway, Yeadon	0.47	17	G	Major Settlement Infill	Mix 20:80	Brownfield site in urban area. Residential acceptable in principle.
HG2-9	3366	Land at Victoria Avenue, Leeds	3.9	102	G	Major Settlement Extension	Greenfield	Green Belt site. Self contained between existing housing and airport runway. Development would constitute rounding off of settlement. A suitable access solution onto the A658 will be required to take account of the proximity of the airport runway tunnel structure, the safety of vehicles emerging from the tunnel and vehicle speed on the main road. The access solution may require land outside the site boundary.
HG2-10	1221	Gill Lane, Yeadon LS19	5.91	155	G	Major Settlement Extension	Greenfield	Green Belt site. This site is well contained and relates well to the urban area, with no highways objections raised.

1 - Aireborough

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-11	12	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	0.45	6	A	Major Settlement Infill	Mix 80:20	Site within the urban area. Access would require removal of existing dwelling. There is a Tree Preservation Order over the site, however, the site has only limited tree cover and this could be considered in detailed design.
HG2-12	4254	Woodlands Drive, Rawdon	0.96	25	n/a	Major Settlement Extension	Greenfield	Green Belt site adjacent to residential development to the east and industry to the north despite being set away from the main urban area.
HG2-229	5287	The Old Mill, Miry Lane, Yeadon	0.43	15	n/a	Major Settlement Infill	Mix 40:60	Partially brownfield site within main urban area. The Old Mill should be retained and converted as part of development on this site.
Housing allocation total:				1049				

1 - Aireborough

Safeguarded land (PAS)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG3-1	4043	Ings Lane, Guiseley	4.33	114	A	Major Settlement Extension	Greenfield	Site is contained by existing development & the railway line and so relates relatively well to the existing settlement. Sufficient frontage for access, would require footway on frontage and crossing points to footway opposite. Accessibility to public transport poor, other facilities acceptable. 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.
HG3-2	4095	Land to west of Knott Lane, Rawdon	3.1	81	G	Major Settlement Extension	Greenfield	Green Belt site. Site is well contained by existing development and would not constitute sprawl. The site, with HG3-3, would need to jointly provide a realignment of Knott Lane to provide a 90 degree approach to the A65. Accessibility by public transport and to facilities is good. 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.
HG3-3	3331	Land at Rawdon, Leeds	1.01	35	G	Major Settlement Extension	Greenfield	Green Belt site, but well contained and would not constitute sprawl. The site, with HG3-2, would need to jointly provide a realignment of Knott Lane to provide a 90 degree approach to the A65. Accessibility by public transport and to facilities is good. 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.
HG3-4	3329_5145	Layton Wood Rawdon	4.69	130	n/a	Major Settlement Extension	Greenfield	Green Belt site. The site is relatively contained, notwithstanding the fact that the site does form part of the Green Belt gap between Rawdon and Horsforth. 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.
Safeguarded land (PAS) total:				360				

1 - Aireborough

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	63	Woodlands Drive - Cragg Wood Nurseries, Rawdon	1.05	33	P	Other Rural Extension	Brownfield	Green Belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy. Planning permission granted for 2 dwellings on site so not available for development in the SAP.
n/a	1017	Hawksworth Lane (land at), Hawksworth Nurseries	0.97	31	P	Other Rural Extension	Greenfield	Green Belt site. Sieved out at Issues and Options stage. Site is in a small hamlet that is not within the settlement hierarchy and is an unsustainable location. Site assists in safeguarding the countryside from encroachment and has a high potential to lead to unrestricted sprawl.
n/a	1103	Bradford Road, Guiseley LS20	0.18	7	G	Major Settlement Infill	Mixed	Planning permission implemented. Site boundary amended to delete retail element from the site. Site suitable for housing, but too small for allocation.
n/a	1104	Greenside Farm, Yeadon LS19	2.22	58	A	Major Settlement Extension	Mixed	Green Belt site. Existing city farm on site. Development of the site in isolation would constitute urban sprawl. Site performs an important role in safeguarding the countryside from encroachment.
n/a	1148	Bradford Road (land off), Guiseley	20.54	539	R	Major Settlement Extension	Greenfield	Green Belt site. Development of the site would result in a breach of Thorpe Lane, an important boundary preventing sprawl towards Bradford. The Green Belt is necessary to prevent coalescence between settlements of Guiseley and Menston. The site is attractive and a designated Special Landscape Area.
n/a	1180B	Coach Road (land off), Guiseley LS20	2.73	72	R	Major Settlement Extension	Greenfield	Green Belt site. The site is considered unsuitable for development as it would not relate well to the existing settlement pattern, would have high potential to lead to unrestricted sprawl and performs an important role in safeguarding the countryside from encroachment. There are highways concerns regarding the site.
n/a	1186	Cross Lane (land at), off Carlton Lane, Guiseley LS21	3.42	77	P	Other	Greenfield	Green Belt site. Sieved out at Issues and Options stage. Site is in an isolated and unsustainable location, not within the settlement hierarchy. Site performs an important role in safeguarding the countryside from encroachment, and development would have high potential to lead to unrestricted sprawl.
n/a	1189	Bramston Lodge (land at), Carlton, Near Yeadon	2.64	59	P	Other Rural Extension	Greenfield	Green Belt site. Sieved out at Issues and Options stage. In isolated location and unsustainable location, not within the settlement hierarchy. Site has an important role in safeguarding the countryside from encroachment, and development has a high potential to lead to unrestricted sprawl.
n/a	1194	Thorpe Lane (land at) - Hawksworth Lane, Guiseley LS20	2.22	58	R	Major Settlement Extension	Greenfield	Green Belt site. The site is not considered to be well connected to the urban area. Thorpe Lane is a main road and acts a strong defensible boundary that should not be breached. Development of the site would set a precedent for urban sprawl.

1 - Aireborough

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1254	Moor Lane (land at), Guiseley	1.25	39	P	Other	Greenfield	Green Belt site. Sieved out at Issues and Options stage. Isolated site in an unsustainable location, not within the settlement hierarchy. Site performs an important role in safeguarding the countryside from encroachment and development has a high potential to lead to unrestricted sprawl.
n/a	1255A	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	6.84	180	R	Major Settlement Extension	Greenfield	Green Belt site. The site would constitute urban sprawl and put unacceptable pressure on highway capacity.
n/a	1256	Wills Gill (land at), off Carlton Lane, Guiseley	11.1	289	R	Major Settlement Extension	Greenfield	Green Belt site. The site is not well connected to the urban area, and would lead to unrestricted sprawl. The site has access constraints.
n/a	1326	Town End (land at), Carlton, Yeadon LS19	13.37	301	P	Other Rural Extension	Greenfield	Green Belt site. Sieved out at Issues and Options stage. Isolated site in unsustainable location, outside of the settlement hierarchy. Site performs an important role in safeguarding the countryside from encroachment and development would have a high potential to lead to unrestricted sprawl.
n/a	2038	Low Mills, Guiseley	7.21	144	A	Major Settlement Infill	Mix 30:70	This site is unsuitable for housing due to the following land constraints: the site is subject to flood risk; is of high ecological value both in terms of the tree belt across it and the SSSI; has 5 sites safeguarded in the Natural Resources and Waste Development Plan Document (25, 48, 53, 80, 81).
n/a	2118	Haw Lane, Yeadon	2.28	60	R	Major Settlement Extension	Greenfield	This site is designated as a Village Green and so is not considered suitable for development.
n/a	2119	Canada Road, Rawdon	1.09	34	R	Major Settlement Extension	Greenfield	Highways object to development of the site due to poor visibility of site access.
n/a	2160	Scotland Lane, Ling Bob, Horsforth	72.91	1913	R	Main Urban Area Extension	Mixed	Green Belt site. The site performs an important role in safeguarding the countryside from encroachment and development here would lead to unrestricted sprawl. The site is not supported by Highways.
n/a	2161	Westfield Mount (west of), Yeadon	3.17	83	R	Major Settlement Extension	Greenfield	Part Green Belt. The site has no road frontage and would require the development of the adjoining SHLAA site 2038 for access purposes. The western section of the site is a designated Site of Special Scientific Interest (SSSI) and could not be developed. The eastern section is covered in dense trees and is also considered unsuitable.
n/a	2162	Warm Lane (north of), Yeadon	2.75	72	A	Major Settlement Extension	Greenfield	Green Belt site. Development of site in isolation would be unrelated to the existing settlement pattern and would set a precedent for unrestricted sprawl.

1 - Aireborough

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	2163B	Park Road (South of) Sodhall Hill, Guiseley	12.99	76	R	Major Settlement Extension	Greenfield	Green Belt site. The site is considered unsuitable for development due to Highways concerns, development would not be well related to the existing settlement pattern and set a precedent for unrestricted sprawl. The quality of the road network would prevent a large development (both A and B) in this area.
n/a	3028	Kelcliffe Lane, Guiseley	11.49	396	R	Major Settlement Extension	Mixed	Green Belt site. Visible location above the urban area. The site performs an important role in safeguarding from encroachment. Development would constitute urban sprawl, unrelated to the existing settlement pattern. Highways issues regarding access.
n/a	3030	Banksfield Crescent, Yeadon	3.84	101	R	Major Settlement Extension	Greenfield	Green Belt site. Part of the site also falls within the designated Village Green. Development of the site would be unrelated to the existing settlement pattern and would lead to unrestricted sprawl.
n/a	3031	Land Behind 1-19 Westfield Oval, Yeadon	1.31	41	R	Major Settlement Extension	Greenfield	Green Belt site, not particularly well related to the existing settlement pattern. Highways concerns re access - adoptable highway not considered achievable.
n/a	3033	Land to east of Apperley Lane	8.16	214	A	Major Settlement Extension	Mix 80:20	Green Belt site. The site performs an important role in safeguarding the countryside from encroachment. Development of site 3033 would be unrelated to the existing settlement pattern.
n/a	3034	Cold Harbour Farm, Bayton Lane, Yeadon	74.62	1888	R	Major Settlement Extension	Greenfield	Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and performs an important role in safeguarding the countryside from encroachment. Development here would have a significant impact on the openness of the Green Belt and result in a large area of urban sprawl. The site is not supported by Highways.
n/a	3326	Land at Rawdon, Leeds	7.64	200	R	Major Settlement Extension	Greenfield	Green Belt site. The site contains a Site of Ecological or Geological Interest (SEGI) and performs an important role in safeguarding from encroachment. The area not covered by a SEGI is separated from the settlement and given the sensitive nature of the area development is not considered appropriate.
n/a	5151	Land N of Holmehurst off Apperley Lane Rawdon	1.17	37	n/a	Major Settlement Extension	Greenfield	A Green Belt site located within Cragg Wood Conservation Area. Whilst there are existing properties located in proximity to the site which lie within the Green Belt boundary, development of the site would create an irregular Green Belt boundary potentially leading to further urban sprawl and narrowing the gap between Leeds and Bradford.

1 - Aireborough

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	5152	Land S of Holmehurst off Apperley Lane Rawdon	3.12	82	n/a	Other Rural Extension	Greenfield	A Green Belt site located within Cragg Wood Conservation Area. Whilst the site lies adjacent to existing properties within the Green Belt, designating the site would create a site separated from the existing built up area and create an irregular Green Belt boundary leading to further potential urban sprawl and narrowing the gap between Leeds and Bradford.
n/a	5251	LCC Depot, Henshaw Lane, Yeadon	1.49	54	n/a	Major Settlement Infill	Brownfield	Brownfield site currently in use as council depot for waste, environmental action and highways services. If these were to relocate to suitable alternative locations, this site would be suitable for residential development as it would relate well to existing residential development to the north and identified site HG1-12 to the east. However, alternative sites for all of these uses have not been identified and so there is no certainty about the future availability of this site.
n/a	5260	Land east of Layton Lane, Rawdon	2.03	53	n/a	Major Settlement Extension	Greenfield	Green belt site. Attractive open site, highly visible part of the green belt gap between Rawdon and Horsforth to the north-east of the A65. Provides a visual link to green belt land beyond the site.
n/a	5316	Coney Park, Yeadon	35.54	800	n/a	Other Rural Infill	Mix 50:50	The northern part of the site falls within Green Belt. Whilst adjacent to the industrial buildings on Harrogate Road and Cemetery Road it is not well connected to the built up area of Yeadon. The northern boundary of the site is not well defined and introducing new residential uses would lead to isolated residential development.
Not allocated for housing total:				7991				

2 - City Centre

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-419	5115	22-23 Blenheim Terrace, Leeds, LS2 9HD	0.07	9	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-420	5195	8 Blenheim Terrace, Woodhouse Lane, Woodhouse, Leeds, LS2 9HZ	0.04	6	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-421	3138	3-4 Blenheim Terrace LS2	0.12	1	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-422	3338	8 Springfield Mount, Leeds LS2 9ND	0.04	9	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-423	182	Springfield Mount (19), Woodhouse LS2 9NG	0.14	7	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-424	4181	44 Clarendon Road, LS2 9PJ	0.02	5	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-425	3160	29-31 Hyde Park Terrace LS2	0.07	6	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-426	3139	25-27 Hyde Terrace LS1	0.08	11	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-427	3140	23 Hyde Terrace LS2	0.05	6	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-428	3141	40 Clarendon Road LS2	0.07	6	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-429	HLA2005090	36 Clarendon Road, Woodhouse, Leeds, LS9 9NZ	0.06	7	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-430	3347	15-19 Hyde Terrace, Leeds, LS2 9LT	0.06	14	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-431	3340	65 Clarendon Road, Leeds, LS2 9NZ	0.15	12	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-432	4180	31 Clarendon Road, LS2 9NZ	0.09	10	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-433	5156	Clarendon House, 20 Clarendon Road	0.16	24	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

2 - City Centre

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-434	3339	20-28 Hyde Terrace, Leeds LS2 9LN	0.14	27	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-435	3307	Leeds Metropolitan University LS1 3HE	1.35	125	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-436	2029	Leeds Metropolitan University LS1 3HE	1.73	145	G	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-437	5186	21 - 23 Queen Square	0.03	5	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-438	5104	18 Queen Square, Leeds, LS2	0.03	7	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-440	5122	17 Regent Street Sheepscar	0.23	73	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-441	5015	Kendall Carr, Hanover Mount, Woodhouse	0.2	23	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-442	204	Hanover Square (32) LS3 1AW	0.01	7	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-443	HLA2005280	Algernon Firth Building, LGI, Thoresby Place Leeds	0.2	43	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-444	5174	Crown House, 81 - 89 Great George Street, Leeds, LS1 3BR	0.06	37	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-445	5103	63 Great George Street, Leeds, LS1 3bb	0.02	5	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-446	4183	74 New Briggate, LS1	0.06	7	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-447	394	New York Road - Crispin House LS2	0.13	85	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-448	439	Emco Ho 5-7 New York Road LS2	0.1	74	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-449	429	The Headrow - Pearl Chambers LS1	0.05	26	A	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

2 - City Centre

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-450	4190	Forsyth House, 5 South Parade, City Centre	0.04	13	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-451	5182	22 to 24 New Briggate	0.02	12	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-452	4195	Pennine House, LS1 5RN	0.07	112	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-453	5157	6 - 12 Lands Lane, LS1 6LD	0.05	18	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-454	5184	42 Park Place, LS1 2RY	0.01	8	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-456	3337	29 Kirkgate and 18 New York Street, Leeds LS2	0.02	8	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-457	5108	First And Second Floors And Loft Space, 46-48 New York Street	0.02	7	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-458	3018	4 St Peters Place Leeds LS9	0.02	18	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-459	395	The Calls (36)	0.04	14	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-462	5175	53 The Calls, Leeds, LS2 7EY	0.04	16	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-463	406	Manor Road (16-18) LS11	0.1	57	G	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-464	407	Manor Road LS11	1.9	744	G	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-465	5199	Burley House, 12 Clarendon Road, Woodhouse, Leeds, LS2 9NF	0.09	25	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-466	5200	61-67 St Pauls Street, Leeds, LS1 2TE	0.04	6	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-474	5224	Aspect Court, 47 Park Square East, Leeds, LS1 2NL	0.06	29	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

2 - City Centre

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-475	5225	25 Wellington Street, Leeds, LS1 4DL	0.04	20	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-479	5229	88 North Street, Sheepscar, Leeds, LS2 7PN	0.01	11	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-480	5230	143-5 THE HEADROW LS1	0.03	15	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-481	5231	109 - 113 The Headrow	0.03	22	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-482	5232	Rivers House, 21 Park Square South	0.11	63	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-483	5233	Brunswick Point, Wade Lane	0.29	84	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-484	5234	25 Queen Street	0.12	71	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-485	5235	117 The Headrow	0.05	27	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-486	5236	49 Upper Basinghall Street	0.01	6	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-492	5244	60 Upper Basinghall Street, Leeds, LS1 5HR	0.01	5	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-495	5247	54 Albion Street, Leeds, LS1 6AD	0.07	8	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-496	5248	35 Aire Street, Leeds, LS1 4HT	0.02	8	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-505	5348	Zicon House, Wade Lane, Leeds, LS2 8NL	0.1	65	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-511	421	Leylands Road LS2	0.03	12	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-512	2006A	Caspar, North Street Leeds	0.47	51	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

2 - City Centre

Identified housing

Identified housing total:	2377	
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2 - City Centre

Identified housing (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
AV19	AV19	Marsh Lane / Saxton Lane	0.19	80	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV25	AV25	Richmond Street / Flax Place	0.55	195	n/a	City Centre Infill	Greenfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV26	AV26	The Gateway, Marsh Lane	1.82	110	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV27	AV27	Former Leeds College of Technology, East Street	0.17	39	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV39	AV39	East Street Mills	0.54	7	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
Identified housing total:				431				

2 - City Centre

Identified mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX1-5	454	Portland Crescent LS1	0.92	50	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-7	402	Cropper Gate - Mayfair LS1	0.22	272	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-8	5359	Aireside development, Wellington Place and Whitehall Road, Leeds	6.08	600	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-9	5123	30 Sovereign Street, Leeds, LS1 4BA	0.04	5	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-10	3017	St Peters church & house	0.33	35	A	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-13	450	Globe Road / Water Lane LS11	1.79	263	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-14	405	Globe Road - Tower Works LS10	1.13	158	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-15	205	Granary Wharf Car Park, off Water Lane LS11 5PS	0.4	250	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-16	202	Silver Street - Midland Mills LS11 9YW	0.37	15	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-17	409	Bath Road LS11	0.41	90	G	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-20	445	Jack Lane / Sweet Street LS10	2.93	296	G	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-21	415	High Court LS1	0.07	9	G	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-22	443	Skinner Lane - Jayco House LS7	0.18	106	G	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-23	456	The Calls (rear 2-28) LS2	0.35	77	LG	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-24	2023	Wellington Street - YEP LS1 1RF	1.85	204	G	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted

2 - City Centre

Identified mixed use

Identified mixed use total:	2430	
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2 - City Centre

Identified mixed use (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
AV5	AV5	Indigo Blu, Crown Point Road	0.09	26	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission. Principle of office development (within mixed use scheme) accepted.
Identified mixed use total:				26				

2 - City Centre

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-187	3157	Brandon Road, LS3	0.22	72	G	City Centre Infill	Brownfield	Suited to residential flats scheme. Permission lapsed for 72 flats.
HG2-188	446	Great George Street (57)	0.02	7	n/a	City Centre Infill	Brownfield	Suitable for upper floor conversion to residential use.
HG2-189	2006B	Centenary House, North Street Leeds	0.26	85	n/a	City Centre Infill	Brownfield	Residual allocation following split at Apr16 refresh
HG2-191	426	Aire Street (49) LS1	0.02	6	G	City Centre Infill	Brownfield	Suitable for residential development with development interest expressed in the past.
HG2-194	2018	Silver Street/ Midland Mills North	0.27	86	G	City Centre Infill	Brownfield	Underdeveloped Holbeck Urban Village site with repair garage and parking. Suitable and available for housing development.
HG2-195	2019	Silver Street/ Midland Mills South	0.57	179	G	City Centre Infill	Brownfield	Underdeveloped Holbeck Urban Village site with temporary car parking and single storey buildings. Suitable and available for housing development.
HG2-199	5019	Holbeck Day Centre, Holbeck Moor Road, Holbeck	0.23	14	n/a	City Centre Infill	Brownfield	Suitable site for housing development within 1970s housing estate.
HG2-208	5272	Globe Quay, Globe Road, Holbeck	0.11	4	n/a	City Centre Infill	Brownfield	Site suggested by landowner during Publication consultation for housing development on upper floors
HG2-209	5281	The Faversham, Springfield Mount, LS2 9NG	0.32	30	n/a	City Centre Infill	Brownfield	Site suggested by landowner during Publication consultation for housing development
Housing allocation total:				483				

2 - City Centre

Mixed use allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX2-15	2028A	Great George Street - LGI	4.25	372	A	City Centre Infill	Brownfield	Health trust expects to dispose of older buildings on site including the Gilbert Scott and Brotherton wings. Site would be suited to part conversion to conserve the listed elements and part redevelopment to provide a mix of residential and office space.
MX2-16	1010	Bridge Street, Baker House	0.2	63	A	City Centre Infill	Brownfield	Suitable city centre location for mixed use scheme with office at ground floor level adjacent to A64 and apartments on upper floors.
MX2-17	2004	North Street - Leeds College of Building	0.9	180	A	City Centre Infill	Brownfield	City centre site suitable for office and residential development.
MX2-18	410	Regent Street / Skinner Lane LS2	0.21	72	G	City Centre Infill	Brownfield	Cleared site with development interest for ground floor "A" uses and upper floor residential scheme.
MX2-19	230	Westgate - Leeds International Swimming Pool	1.32	209	G	City Centre Infill	Brownfield	Suitable central site for offices and residential.
MX2-20	187	Westgate - Brotherton House LS1 2RS	0.27	63	G	City Centre Infill	Brownfield	Suitable for conversion to residential with lower floor offices. Development interest expressed.
MX2-22	2001	St Peters Square	0.09	49	G	City Centre Infill	Brownfield	Suitable site for infill development with offices at ground floor and residential at upper floor levels.
MX2-23	200_411	Quarry Hill/York Street Leeds	2.75	600	n/a	City Centre Infill	Brownfield	Overall site suitable for mixed use development with residential and office development. Quantity of apartments and offices reflects recent planning application. Car park plot to rear of Dance Studio suitable for office at ground floor level and residential at upper floor levels.
MX2-25	449	Duncan Street (7)	0.04	15	G	City Centre Infill	Brownfield	Opportunity for upper floor conversion to provide office floorspace and dwellings.
MX2-27	2007	Wharf Street	0.05	14	G	City Centre Infill	Brownfield	Previous permission for residential flats scheme. Site suitable and available.
MX2-29	431	The Calls (38)	0.03	14	G	City Centre Infill	Brownfield	Suitable for conversion to residential with offices at ground floor level.
MX2-30	2031	Water Lane Railway Triangle	0.98	171	G	City Centre Infill	Brownfield	Site suited to high-rise mixed office apartment scheme. Limited access from the south will require investment.
MX2-32	225	Water Lane - Westbank	2.2	288	A	City Centre Infill	Brownfield	Site suitable for mixed office/residential scheme. Very accessible city centre site. Flood risk will be considerably improved by completion of the Leeds Flood Alleviation Scheme. Expect 20,790sqm of offices and 288 dwellings.

2 - City Centre

Mixed use allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX2-34	5196	Criterion Place North	0.35	210	n/a	City Centre Infill	Brownfield	This was part of a larger site that was split into parts for the Publication Draft. Criterion Place North remains available and suitable for a mixed scheme with offices on the lower floors and residential above.
MX2-35	5349	Temple Works Mixed Use Site	11.37	1000	n/a	City Centre Infill	Brownfield	Landowner suggested one single mixed use site to replace a number of proposed allocations and identified sites.
MX2-36	2021	Water Lane Car Park	0.18	30	G	City Centre Infill	Brownfield	Highly accessible surface car park site suited to housing development. At request of the landowner, site amended to a mixed use site with B1 office space and residential above.
Mixed use allocation total:				3350				

2 - City Centre

Housing allocation (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
AV20	AV20	Yorkshire Ambulance Station, Saxton Lane	0.6	95	n/a	City Centre Infill	Brownfield	Suitable for housing. Sustainable location on the edge of the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). Submission by site owner indicates that the existing use (ambulance station) will be relocated during the plan period and the site will become available for development.
AV22	AV22	Former Richmond Inn, Upper Accommodation Road	0.41	10	n/a	City Centre Infill	Brownfield	Suitable for housing. Cleared brownfield site in sustainable central location close to the city centre. Accords with Core Strategy spatial strategy (Policies SP1 & SP6).
Housing allocation total:				105				

2 - City Centre

Mixed use allocation (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
AV7	AV7	Former Yorkshire Chemicals North West, Black Bull St	0.3	53	n/a	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8). Brownfield site which is cleared, vacant and available.
AV9	AV9	Hunslet Lane, Evans Halshaw Garage	2.42	191	n/a	City Centre Infill	Brownfield	Suitable for mixed use development including housing. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). Site is currently occupied by a car dealership but has been subject to earlier discussions to consolidate current activities on the site and release part of site for development for other uses. Assumed that half the site will become available within the plan period. The site has passed the flood risk sequential and exception tests, subject to development being undertaken in accordance with the requirements set out in the exception test.
AV12	AV12	Armouries Drive, Carlisle Road	1.45	114	n/a	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8).
AV13	AV13	Clarence Road/Carlisle Road	0.17	15	n/a	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8).
AV14	AV14	Hydro Works, Clarence Road	1.6	105	n/a	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Brownfield site which is cleared, vacant and available. Offices can provide a buffer use between housing and the glass manufacturing plant to the south west of the site. The site has previously had a planning permission for a mixed use scheme which included housing and offices. As the site lies in a sustainable location on the edge of the city centre it is considered it accords with the Core Strategy spatial development strategy (Policies SP1, SP2, SP5 and SP8).
AV15	AV15	Sayner Lane / Clarence Road	1.43	94	n/a	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Brownfield site which is cleared, vacant and available. Offices can provide a buffer use between housing and the glass manufacturing plant to the south of the site. The site has previously had a planning permission for a mixed use scheme which included housing and offices. As the site lies in a sustainable location on the edge of the city centre it is considered it accords with the Core Strategy spatial development strategy (Policies SP1, SP2, SP5 and SP8).

2 - City Centre

Mixed use allocation (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
AV16	AV16	Sayner Lane / Carlisle Road	1.37	90	n/a	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Brownfield site which is cleared, vacant and available. Offices can provide a buffer use between housing and the glass manufacturing plant to the south of the site. As the site lies in a sustainable location on the edge of the city centre it is considered it accords with the Core Strategy spatial development strategy (Policies SP1, SP2, SP5 and SP8).
AV17	AV17	Braime Pressings, Hunslet Lane	2.28	121	n/a	City Centre Infill	Brownfield	Suitable for mixed use development including housing. Sustainable location on the edge of the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). The site is occupied by the Braime Pressings but has been submitted by the landowner for consideration as a potential housing site and it is expected that the site will become available during the plan period. There is known to be interest to develop part of the site for a university technical college but this would not be incompatible with housing on other parts of the site. Parts of the building are Grade II listed and this will need to be retained. The site has passed the flood risk sequential and exception tests, subject to development being undertaken in accordance with the requirements set out in the exception test.
AV18	AV18	Marsh Lane	3.67	289	n/a	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Sustainable location on the edge of the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8). Brownfield site which is mainly vacant and underused with rear part of site occupied by rail sidings. Front (western) part of site is available now, with an expectation that whole site will become available during the plan period.

2 - City Centre

Mixed use allocation (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
AV94	AV94	South Bank Planning Statement Area	19.52	1635	n/a	City Centre Infill	Brownfield	<p>Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8). Site is part vacant and part occupied by existing commercial uses (some of which are likely to remain throughout the plan period). There is also uncertainty of the availability of parts of the site as a result of HS2 route and station proposals currently shown within part of the site at New Lane (consultation document published January 2013). The location of the HS2 station remains under review and the scheme is subject to approval by parliament.</p> <p>Given the potential of the area to bring forward development but also the uncertainties created by HS2 proposal and the need for some flexibility, the area covered by the existing South Bank Planning Statement (adopted 2011) is identified as one site. The AAP identifies appropriate uses which include housing, alongside office uses, the proposed City Park and other town centre uses. The capacity of the site is based only on the land expected to become available for redevelopment within the plan period (mainly on the former Tetleys Brewery site to the east of the wider area).</p>
Mixed use allocation total:				2707				

2 - City Centre

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	231	Kirkgate Phase II	0.28	65	G	City Centre Infill	Brownfield	Regeneration plans for this site do not envisage development of housing or B1 offices
n/a	396	Call Lane - The Chandlers LS2	0.1	7	LG	City Centre Infill	Brownfield	Land area not available for 7 further dwellings.
n/a	403	New Station Street (18-24) LS1	0.02	6	G	City Centre Infill	Brownfield	Recent implementation of bar scheme renders residential development highly unlikely.
n/a	420	Park Row (8)	0.11	75	A	City Centre Infill	Brownfield	Site is no longer considered available for residential development
n/a	425	Albion Place - Leeds Club	0.07	9	A	City Centre Infill	Brownfield	Not available for residential or office development. Building in full use as a hospitality venue.
n/a	455	Wellington Street - Lumiere	0.52	838	LG	City Centre Infill	Brownfield	Site built out as an office scheme.
n/a	459	Eastgate/Harewood Quarter LS2	6.78	450	LG	City Centre Infill	Brownfield	Phase 1 south of Eastgate under construction with no residential or office content. Phase 2 north of Eastgate expected to follow suit.
n/a	462	Call Lane 52	0.02	14	G	City Centre Infill	Brownfield	Ground floor now established as a night club. Availability and suitability questionable.
n/a	1020	Clarendon Road (rear of 39)/ Kendal Lane Leeds LS2	0.01	2	R	City Centre Infill	Brownfield	Not suitable. Applications for dwellings have been refused planning permission.
n/a	1140	Pontefract Lane (land west of), Richmond Hill LS9	2.23	132	A	Main Urban Area Infill	Brownfield	No indication that this site is available for redevelopment. Buildings are occupied by a variety of businesses.
n/a	1267	Kidacre Street - former gas works site	4.31	200	A	City Centre Infill	Brownfield	Site currently blighted by HS2
n/a	2002	Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter	1.07	100	A	City Centre Infill	Brownfield	Premises occupied. Site not available.
n/a	2005	Trafalgar Street	0.38	137	R	City Centre Infill	Brownfield	Site thriving as multi-storey car park therefore not available.
n/a	2008	Crown Street - White Cloth Hall LS2	0.09	5	G	City Centre Infill	Brownfield	Suitable site for conservation led refurbishment and redevelopment. Scheme expected to include retail, with no residential.
n/a	2012	Meadow Lane frontage - Apex Business Park	3.41	298	A	City Centre Infill	Brownfield	Most parts of site occupied and in use. Unlikely to be available until after the plan period.

2 - City Centre

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	2013	Pottery Fields, Kidacre Street	1.4	30	A	City Centre Infill	Brownfield	Site currently blighted by HS2
n/a	2014	Kidacre Street, Motorcycle Training Area	0.77	50	A	City Centre Infill	Brownfield	Site currently blighted by HS2
n/a	2024	Kirkstall Road Car Park	0.74	233	A	City Centre Infill	Brownfield	Office and greenspace preferred on surface car park site at busy road junction.
n/a	2028B	Great George Street - LGI	7.12	623	R	City Centre Infill	Brownfield	These parts of the LGI are likely to be retained in hospital use, so will not be available for development.
n/a	5011	St Alban's Place, Leeds City Centre	0.64	202	n/a	City Centre Infill	Brownfield	Land not available for scheme.
n/a	5167	Wellington Plaza Wellington Street Leeds	0.07	10	n/a	City Centre Infill	Brownfield	Site is no longer considered available for residential development.
Not allocated for housing total:				3486				

2 - City Centre

Not allocated for housing (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	AV8	Former Yorkshire Chemicals East, Black Bull St	1.75	138	n/a	City Centre Infill	Brownfield	Site is proposed for the Ruth Gorse Academy which is scheduled to open in September 2016 (planning application submitted April 2015). Assumed that it is not available for housing/office development. However, site would be suitable for these housing/employment uses should it become available unexpectedly.
n/a	AV95	New Hope Church, Saxton Lane	0.46	73	n/a		Brownfield	Occupied site - not available for development.
n/a	AV97	Dransfield House, Mill Street	0.76	241	n/a		Brownfield	Occupied site - not available for development.
Not allocated for housing total:				452				

3 - East Leeds

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-278	5124	Pepper Road LS10	0.32	2	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-284	795	Red Hall Lane LS17	14.94	300	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-285	807	Red Hall Lane - Strikes LS17	0.78	20	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-286	3227	Naburn Approach, LS14	0.39	4	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-287	796	York Road - Grime's Dyke LS14	17.16	369	LG	Main Urban Area 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	204.55	3771	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-289	5140	FARNDALE VIEW (PFI K) LS14	0.2	10	n/a	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-290	802	Swarcliffe Avenue - PFI E LS14	0.5	25	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-291	799	Whinmoor Way - PFI C LS14	4.75	116	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-292	3219	Ash Tree Grove, (PFI F) LS14	0.35	13	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-293	804	Mill Green Garth - PFI L1 LS14	1.06	5	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-294	4086	Squinting Cat, Swarcliffe Avenue	0.29	18	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-295	803	Elmete Towers - PFI Q LS14	0.66	30	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-296	2154	Seacroft Hospital (rear of)	17.99	720	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-297	281	Manston Lane - Radial Park (Ph 1)	3.98	148	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

3 - East Leeds

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-298	282	Manston Lane	6.3	192	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-300	4191	Land At Brooksbank Drive, Halton	0.24	6	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-301	4219	Austhorpe	1.31	14	n/a	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-302	353	Barrowby Lane (30-34), Austhorpe LS15 8QE	0.41	11	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-303	2144A	Cartmell Drive, Halton Moor	1.6	31	A	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-311	2040	Bullerthorpe Lane (Temple Point), Colton	2.56	17	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
Identified housing total:				5822				

3 - East Leeds

Identified housing (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
AV112	AV112	Rocheford Court, Pepper Road	0.34	11	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
Identified housing total:				11				

3 - East Leeds

Identified mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX1-25	2039	Thorpe Park, undeveloped non-submitted land	34.67	300	A	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
Identified mixed use total:				300				

3 - East Leeds

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-104	4123	York Road / Selby Road	0.9	12	A	Main Urban Area Infill	Brownfield	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.
HG2-119	2062	Red Hall Offices & Playing Field LS17	13.91	50	G	Main Urban Area Infill	Greenfield	Majority of site is a UDP employment allocation (key business park) with a small part along the northern boundary being Green Belt. It is now contrary to national and local policy to locate offices away from city and town centres and so it is more appropriate to identify Red Hall as suitable for housing (incorporating on site greenspace provision) than for any other use. The identification of the site as suitable for an allocation is consistent with the long-standing planning principle for its development stretching back over many years. A development brief for the wider site (including HG1-284) is in the latter stages of production, which establishes key development principles.
HG2-120	1297	Manston Lane - former Vickers Tank Factory Site, Cross Gates	21.49	450	G	Main Urban Area Infill	Brownfield	Brownfield site in the Main Urban Area. Developer interest expressed through planning application for residential use with associated community facilities and ancillary uses (pending decision subject to prior extraction of coal and the implementation of the Manston Lane Link Road).
HG2-121	267	Killingbeck Bridge - Wykebridge Depot, Killingbeck	0.64	23	G	Main Urban Area Infill	Brownfield	A cleared and vacant brownfield site in the Main Urban Area. Planning application pending (submitted July 2014).
HG2-122	2144B	Cartmell Drive, Halton Moor	5.66	170	A	Main Urban Area Infill	Greenfield	Site within the Main Urban Area. The site is part of a wider area of green space to the west. Development would not unacceptably encroach into this larger area as the valley is wider at this point, so considered suitable for residential use.
HG2-123	2090A	Colton Road East, Colton	0.52	14	A	Main Urban Area Extension	Greenfield	Partial Green Belt site on the edge of the Main Urban Area. The site relates well to the settlement and benefits from a tree line providing a defensible boundary. Development would not set a precedent for sprawl.
HG2-174	1359	Wood Lane - Rothwell Garden Centre LS26	3.16	31	G	Major Settlement Extension	Mix 50:50	Green Belt site on the edge of a Major Settlement (Rothwell). Mixed brown and greenfield site. The site relates well to the settlement being essentially an infill site between existing development. Development would not set a precedent for sprawl.
HG2-210	5329	St Gregory's Primary School, Stanks Gardens, Swarcliffe	1.83	33	n/a	Main Urban Area Infill	Mix 50:50	Former school site. Infill within the Main Urban Area. Half of site to be retained as Greenspace.
Housing allocation total:				783				

3 - East Leeds

Mixed use allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX2-38	2086	Barrowby Lane, Manston LS15	21.17	150	A	Main Urban Area Extension	Greenfield	Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads and railway) so release of the site would not set a precedent for further Green Belt sprawl. Site allocated for a mix of housing and employment, to reflect the strategically advantageous location adjacent the M1 Motorway.
Mixed use allocation total:				150				

3 - East Leeds

Housing allocation (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
AV38	AV38	Former Copperfields College site	10.33	273	n/a	Main Urban Area Infill	Greenfield	Suitable for housing. Sustainable location on the edge of the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). Former cleared school site. It is expected that the site will become available during the plan period. There is a shortage of primary school places in the area and part of the site will be retained for provision of a new 2FE primary school to the south of this site. Protected playing pitch to the north. Identified need for a local food store which could be accommodated on this site. Site requirements to mitigate loss of green space not incorporated within site redevelopment.
AV40	AV40	Bridgewater Road North	11.19	546	n/a	Main Urban Area Infill	Brownfield	Suitable for housing. Brownfield site which is mostly cleared and vacant except for an aggregate processing plant located towards the northern part of the site. For the site to be suitable for housing development the aggregates plant will need to be relocated. A site has been identified in the NRW Local Plan to the immediate south of the site for rail related aggregates uses which could provide an alternative location for the aggregates plant and therefore it is expected that the site will become available for housing within the plan period. The location of the site within walking distance of the city centre is generally sustainable but requires provision of better pedestrian and cycling links across the river in order to create suitable access to the nearest shopping, school and health facilities in Hunslet. The site contains some important wildlife habitats along the river which will need to be retained where possible. An appropriate buffer to existing and proposed industrial uses to the south and east of the site will be required. The part of the site location in Flood Zone 2 has passed the flood risk sequential test whilst development on the small area of the site located within Flood Zone 3 can be avoided. Overall the site accords with the Core Strategy spatial development strategy (Policies SP1 and SP6).

3 - East Leeds

Housing allocation (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
AV111	AV111	Skelton Gate	99.3	1801	n/a	Main Urban Area Infill	Greenfield	<p>Suitable for housing. Site includes an existing UDP employment allocation (71 ha) to the north and a further area of Green Belt land to the south (28 ha). Part of the allocated site has a longstanding planning permission (approved in 2005) for a business park and ancillary facilities which has not been brought forward to date. Given the employment land target for AVL has been met by other sites identified in the plan, it is appropriate to consider the site for housing as the scale of the site can make a significant contribution towards meeting the housing targets for AVL (Core Strategy Spatial Policy 5) and the East Area HMCA (SP7). The site is considered appropriate and deliverable for housing development (consistent with Core Strategy Spatial Policies 1 & 6) subject to the provision of the necessary infrastructure to support a sustainable community. Whilst the sustainability appraisal identifies a number of negative effects of the site it is considered these can be suitably mitigated. The site is not currently accessible by public transport or to existing schools, local shops and health facilities in accordance with the Core Strategy standards but the development is of a scale that would support on-site services and facilities. These are set out as specific site-requirements in the plan. The sustainability of the site is dependent on the development meeting these requirement which include provision of a through school, local centre and public transport services to the site. The site has a small area of land within higher flood risk zones but passes the flood risk sequential test on the basis that area of higher flood risk can be incorporated in the site's green space requirements and does not need to be developed. The Green Belt assessment indicates that the loss of Green Belt would have a limited impact on overall Green Belt objectives because the land is relatively self-contained by the river and a landfill site and would not lead to the merging of settlements or further encroachment into the countryside. In addition incorporating this additional Green Belt land increases the scale of development which will help to support new facilities and enhance the sustainability of the overall development.</p>
Housing allocation total:				2620				

3 - East Leeds

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1094A	Red Hall Lane and Manston Lane (between)	377.69	12854	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.
n/a	1094B	Red Hall Lane and Manston Lane (between)	0.94	34	R	Main Urban Area Infill	Greenfield	Situated between a beck on the northern boundary and residential development on the southern boundary. The site has no direct road access. It is designated as greenspace in the Site Allocations Plan.
n/a	2087	Barrowby Lane (north of), Crawshaw Wood, Garforth, LS25	11.26	266	R	Main Urban Area Extension	Greenfield	Green Belt site. The site is isolated and not related to the existing settlement. The site has an important strategic purpose in keeping the gap between settlements open. The proposed HS2 rail route runs through the site. Significant highway concerns regarding access and accessibility.
n/a	2090B	Bullerthorpe Lane, Colton LS15	87.32	2292	R	Main Urban Area Extension	Greenfield	Very large Green Belt site which would significantly extend the settlement. It performs an important role in safeguarding the countryside from encroachment and the setting and special character of historic features. The site includes a Local Nature Area, Site of Ecological and Geological Importance, Registered Park and Garden (Temple Newsam Registered Park), and three ancient monuments to the west. Significant highway concerns regarding accessibility and impact on local network. There are public footpaths running across the site and through to Temple Newsam, and important views across the Estate.
n/a	3079	Bell Hill Industrial Estate, Rothwell	3.02	79	R	Major Settlement Extension	Greenfield	Green Belt site. Whilst it would be contained by the motorway to the north and existing development to the south west, the adjacent development is an industrial estate, so the site is not considered suitable for a residential use. Development would be dependent on an adjacent site for access.
n/a	3111	Barrowby Lane (Barrowby Cottage), Garforth	5.82	153	A	Major Settlement Extension	Greenfield	Green Belt site. Site is isolated and unrelated to the existing settlement, with incursion into the Green Belt. Development would be dependent on an adjacent site for access. 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	3118	Site to south of York Road, Seacroft	3.31	87	R	Main Urban Area Infill	Greenfield	The site is within the Main Urban Area but is allocated under saved UDP policy as a park and ride site.

3 - East Leeds

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3119	Wetherby Road/Wellington Hill, Shadwell	2.42	64	A	Main Urban Area Extension	Mixed	Green Belt site containing existing public house, with residential properties to the west and east. The site would lay outside of the East Leeds Orbital Route and would not benefit from a defensible Green Belt boundary. Site would still have the potential for a conversion/redevelopment in line with Green Belt policies.
n/a	4170	Whinmoor Lane, Shadwell	1.51	48	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	4174	Sandleas Way, Crossgates	3.12	94	n/a	Main Urban Area Infill	Brownfield	Brownfield site in the Main Urban Area, made up of 4 different plots. Local preference to retain site as employment/industry, due to loss of employment land in the area.
n/a	4212	Manston lane, Cross Green	4.24	127	n/a	Main Urban Area Infill	Brownfield	Brownfield site in the Main Urban Area. Local preference to retain site as employment/industry, due to loss of employment land in the area.
n/a	4258	Land Adjacent Barrowby Lodge, Garforth	14.39	378	n/a	Major Settlement Extension	Greenfield	Green Belt site. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. 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	5003	Manston Road, Leeds, LS15 8SX	3.43	103	n/a	Main Urban Area Infill	Brownfield	Brownfield site in the Main Urban Area. Local preference to retain site as employment/industry, due to loss of employment land in the area.
n/a	5012	Fairview Farm , Wakefield Road	0.74	23	n/a	Major Settlement Extension	Greenfield	Green Belt site. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. 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	5259	North Side of Wood Lane, Whale Bone Junction, Rothwell	6.05	181	n/a	Major Settlement Infill	Brownfield	Site in existing employment use and no evidence of landowner interest to make site available. Do not allocate.
n/a	5267	Land north of Barrowby Lane, Garforth	5.26	138	n/a	Major Settlement Extension	Mix 50:50	Green Belt site. Narrow strip of land to the west of Garforth, following the line of the railway. Redrawing the Green Belt boundary so exclude the site would represent a 'finger like' extension into the Green Belt which could set a precedent for sprawl.
n/a	5279	Rothwell Haigh	20.57	540	n/a	Major Settlement Extension	Brownfield	In active employment use. Not available

3 - East Leeds

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	5290	Old ROF Barnbow site, Communisis PLC, Manston Lane, Cross Gates	13.61	408	n/a	Main Urban Area Infill	Brownfield	The site is in active employment use and therefore is not considered suitable for allocation at this stage.
n/a	5299	Land north of Mill Pitt Lane and south of M1, Rothwell Haigh	47.59	1249	n/a	Main Urban Area Extension	Greenfield	Green Belt site. Although development would be contained by the motorway to the north, it would remove part of the Green Belt seperating Leeds and Rothwell. The site is strategically important as it forms a natural break between settlements.
Not allocated for housing total:				19118				

3 - East Leeds

Not allocated for housing (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	AV99	Former Power Station, Skelton Grange	44.02	880	n/a		Brownfield	Western part of site is allocated as a strategic waste site in the NRWLP so cannot be allocated for housing. Eastern part of site is not suitable for housing uses as these would potentially be immediately adjacent to a major waste use. Also suitability issues relating to ground conditions, access, accessibility to local services. Site preferred for employment uses.
n/a	AV100	Haigh Park Road, Stourton	38.13	1144	n/a		Brownfield	Two areas of the site are proposed for canal wharf allocations / safeguarded sites in the NRWLP so cannot be allocated for housing. The Stourton area is also proposed as an area of search for an intermodal freight area in the NRWLP which is inconsistent with a housing use. With respect to the site's suitability for housing the following are also identified as significant constraints: <ul style="list-style-type: none"> •Location within an existing established industrial area surrounded by heavy industrial uses. •Contaminated land and costs of remediation for housing end use. •Potential odour nuisance from Knostrop waste water treatment works. •Poor accessibility to access schools, shopping and health facilities. The majority of the site is within the highest risk flood zone (Flood Zone 3Aii) but scores negatively overall in the sustainability appraisal of sites which accompanies the draft AAP unlike the proposed allocations within the same flood risk zone. Vacant parts of site preferred for employment use
n/a	AV101	Temple Green (wider site)	113.51	2000	n/a		Greenfield	Majority of site now within the Leeds City Region Enterprise Zone with permission for employment development. Early phases of development have begun including proposal for a 1,000 space park & ride facility. Part of site is allocated for a strategic waste site within the NRWLP. Presence of adjoining Knostrop WWTW and strategic waste allocations and impact on residential amenity and costs of remediation on parts of the site mean that large parts of the site are unsuitable and/or deliverable for housing within the plan period. Preferred for employment uses on basis of existing planning permission, viability and deliverability.
Not allocated for housing total:				4024				

3 - East Leeds

Not allocated for mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	CFSM025	Land At Junction Coal Road/Ring Road, Seacroft, Leeds	3.65	0	u		Greenfield	Site with planning permission and under construction for B2 and B8 uses (with ancillary B1), with drive-through restaurant. 15/05018/FU and 16/03742/FU.
Not allocated for mixed use total:				0				

4 - Inner Area

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-207	383	Beckhill Garth/Approach	2.7	34	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-208	5161	Grove Park Care Home Grove Lane Meanwood	0.36	77	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-209	3306	Scott Hall Square, Chapel Allerton	0.8	24	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-210	2147A	Askets and Boggarts (A), Seacroft	0.73	22	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-211	2147C	Askets and Boggarts (C), Seacroft	2.77	106	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-212	4185	Boggart Hill Gardens, Seacroft	0.5	18	n/a	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-213	5141	BOGGART HILL LS14	0.75	18	n/a	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-214	3165	66 to 68 Victoria Road Headingley	0.12	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-215	HLA2600290	Ash Grove LS6	0.11	12	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-216	3137	Leeds Girls High School	2.44	105	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-217	4178	6 Grosvenor Mount, Leeds	0.37	7	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-218	HLA2603650	7 Grosvenor Road LS6	0.16	7	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-219	HLA3402390	Chapelton Rd/Savile Road LS7	0.11	22	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-220	5109	Browning House, 126 Chapelton Road, Chapelton	0.25	9	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-221	HLA3402670	2 Grange View, Chapelton, Leeds, LS7 4EP	0.04	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

4 - Inner Area

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-222	3206	Din Buildings, Roundhay Road, LS8 3QD	0.33	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-223	842	Coldcotes Thorn Walk LS9	1.07	51	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-224	841	Oak Tree Drive LS8	3.46	77	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-225	2150D	South Parkway and Brooklands, Seacroft	1.25	45	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-226	2150B	South Parkway / Brooklands Avenue	5.32	160	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-227	815	South Parkway - Easel LS14	4.08	106	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-228	4235	Leslie Terrace, Woodhouse	0.34	18	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-229	3346	Former Bricklayers Arms, Low Close Street, Woodhouse	0.06	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-230	188	St Marks Walk - St Marks Flats, Woodhouse	1.08	108	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-231	5192	Holborn Court, Woodhouse, Leeds, LS6 2PN	0.2	17	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-232	3345	Servia Road, Leeds LS7 1NJ	0.59	72	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-233	3342	LS9 6PQ	0.37	12	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-234	846	Killingbeck Hospital - C LS14	9.01	156	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-235	HLA2603660	Royal Park Road LS6	0.19	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-236	HLA2602860	Moorland Avenue LS6	0.08	15	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

4 - Inner Area

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-237	HLA2603800	25 MOORLAND AVENUE, WOODHOUSE, LEEDS, LS6 1AP	0.04	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-238	620	Cardigan Road (214-244) LS4	0.57	65	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-239	3149	Carlton Gate, LS7	3.07	113	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-240	HLA2603490	18A-20 Burley Lodge Road LS4	0.1	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-241	HLA2603180	114 Burley Road LS4	0.09	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-242	1144	St Johns Road - St Michaels College LS3	1.82	459	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-243	HLA2603100	12-28 Westfield Road LS3	0.19	24	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-244	2026	Cavendish Street - RSPCA	0.2	70	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-245	2138	Kirkstall Road, Abbey Street	0.27	50	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-246	414	Skinner Lane LS9	0.44	286	n/a	City Centre Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-247	197	Bridge Street, Gower Street, Regent Street (land at)	0.91	636	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-248	HLA2000030	St Mary's Lane LS 9	0.09	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-249	5150	Dog and Gun, 601 York Road Leeds	0.58	7	n/a	Main Urban Area Infill	Mix 60:40	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-250	HLA2405240	Theaker Lane LS12	0.1	17	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-251	1338	Mistress Lane, Armley	1.19	41	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

4 - Inner Area

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-252	3354	Oak Road, Armley	0.25	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-253	1340A	Oak Road, New Wortley - Former Club	0.21	6	n/a	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-254	5148	Otter Island Wellington Road Leeds	2.12	113	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-255	806	East Park Road, The Glensdales LS9	0.52	32	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-256	465	Waterloo Sidings LS9	7.26	140	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-257	2141A	Wykebeck Avenue, Osmondthorpe	1.53	55	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-258	259A	Cartmell Drive, Whitebridge Primary School, Halton Moor	1.41	44	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-259	HLA2405110	236 Tong Road LS12	0.12	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-260	HLA2104920	Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB	0.08	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-261	3146	Holbeck Towers, LS11	2.29	108	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-262	HLA2104210	65 Brown Lane East LS11	0.18	3	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-263	379	Runswick Place LS11	0.73	42	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-264	HLA2104940	86 Elland Road, Holbeck, Leeds, LS11 0AB	0.06	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-265	3144	Fairfax Road, LS11	0.72	21	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-266	3195	St Luke's Green, LS11	0.3	19	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

4 - Inner Area

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-267	476	Beeston Road - Shaftesbury House LS11	0.51	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-268	3204	Coupland Road, LS11	0.22	10	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-269	3193	Folly Lane, LS11	0.39	18	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-270	HLA2104790	137 DEWSBURY ROAD, HUNSLET, LEEDS, LS11 5NN	0.04	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-271	3142	Malvern Rise, LS11	0.82	60	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-272	3194	Malvern Road, LS11	0.33	21	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-273	HLA2104610	Coupland Place LS11	0.13	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-274	3147	Waverley Garth, LS11	0.75	55	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-275	3145	Bismarck Street, LS11	1.3	70	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-276	381	Beverleys LS11 6DS	1.58	55	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-277	HLA2104950	272A Dewsbury Road, Hunslet, Leeds, LS11 6JT	0.04	5	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-278	5124	Pepper Road LS10	0.32	12	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-279	3343	Belle Isle, Leeds	0.4	16	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-280	473	West Grange Road (Ph 2) LS10	0.87	35	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-281	474	Middleton Road - Urn Farm LS10	3.32	100	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

4 - Inner Area

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-282	500	Sharp Lane F	6.33	69	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-283	503	Sharp Lane C	1.96	43	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-303	2144A	Cartmell Drive, Halton Moor	1.6	31	A	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-357	502	Sharp Lane B	9.37	78	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-470	5205	Victoria Road, Headingley, Leeds, LS6	0.84	24	n/a	Main Urban Area Infill	Mix 80:20	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-489	5239	Victoria House, Longfield House, Buckingham House, Headingley Office Park, 8 Victoria Road, Leeds, LS6 1PF	1.38	124	n/a	Main Urban Area Infill	Mix 40:60	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-498	5250	Garnet Grove, Beeston, Leeds, LS11 5JX	0.37	25	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-499	5342	The Fellmonger, North Parkway, Seacroft, Leeds, LS14 6QS	0.19	12	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-504	5347	Site Of Former Spotted Cow, Top Moor Side, Holbeck, Leeds, LS11 9LH	0.1	14	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-508	814	Oak Tree Mount LS9	2.17	79	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-509	4117	Moresdale Lane	0.39	16	A	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-510	4027	Newhall Gate, Newhall Crescent, Middleton	0.63	27	A	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:				4769				

4 - Inner Area

Identified housing (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
AV21	AV21	The Parade & The Drive	2.2	75	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV24	AV24	Presbytery, St Marys Church	0.78	171	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV30	AV30	Ellerby Lane	0.69	147	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV33	AV33	Low Fold	2.82	312	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV35	AV35	Cross Green Grove	0.53	21	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV36	AV36	St Hilda Church, Knowsthorpe Crescent	0.33	86	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV43	AV43	Yarn Street	4.71	173	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV117	AV117	Land north of St Hildas Crescent	0.27	7	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
Identified housing total:				992				

4 - Inner Area

Identified mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX1-6	208	Mabgate, Macaulay Street, Argyll Road (land between)	1.18	428	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-11	447	Whitehall Road - Doncasters LS12	3.49	463	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-12	433	Globe Road - Doncasters LS11	2.04	609	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-28	198	Kirkstall Road - Yorkshire Chemicals Plc	2.13	1010	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted.
Identified mixed use total:				2510				

4 - Inner Area

Identified mixed use (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
AV41	AV41	Hunslet Mills	2.29	699	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
Identified mixed use total:				699				

4 - Inner Area

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-85	262	Beckhill Approach, Miles Hill Primary School, Meanwood	2.28	79	G	Main Urban Area Infill	Brownfield	Vacant land. Sport England have agreed the principle of remodelling playing pitch land, planning brief being produced, so residential development considered acceptable in principle.
HG2-86	263	Beckhill Grove - former Hill Top Public House, Meanwood	0.49	14	G	Main Urban Area Infill	Mix 30:70	Majority brownfield, vacant site, redevelopment will aid the regeneration of Beckhill Estate. Suitable for residential.
HG2-87	817	Amberton Terrace	1.57	43	n/a	Main Urban Area Infill	Brownfield	Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in principle.
HG2-88	5017	Amberton HOP, Thorn Mount, Gipton	0.55	20	n/a	Main Urban Area Infill	Mix 40:60	Brownfield site in the Main Urban Area, suitable in principle for residential development.
HG2-90	2146	Barncroft Close, Seacroft	0.67	27	G	Main Urban Area Infill	Brownfield	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.
HG2-91	2147B	Askets and Boggarts (B), Seacroft	5.44	150	A	Main Urban Area Infill	Greenfield	Site considered suitable for allocation for housing with requirement to retain greenspace.
HG2-92	2147D	Askets and Boggarts (D), Seacroft	4.39	88	A	Main Urban Area Infill	Greenfield	Site suitable for housing in principle with requirement for green space provision to the west.
HG2-93	4110	Brooklands Avenue	0.83	26	A	Main Urban Area Infill	Mix 50:50	Site is split into two halves. The western edge is a green area whilst the rest of the site is the club building. The site is considered suitable in principle for residential development.
HG2-95	2150A	South Parkway and Brooklands, Seacroft	1.58	68	G	Main Urban Area Infill	Brownfield	Brownfield site within the main urban area. Suitable in principle for residential development.
HG2-96	2150C	South Parkway and Brooklands, Seacroft	1.54	65	G	Main Urban Area Infill	Brownfield	Brownfield site within the main urban area. Suitable in principle for residential development.
HG2-98	4120	Hawkshead Crescent	0.78	25	G	Main Urban Area Infill	Brownfield	Brownfield (former cleared housing site) in the Main Urban Area. Suitable in principle for residential development.
HG2-99	125_210	Buslingthorpe Tannery/Hill Top Works Sheepscar	3.23	189	n/a	Main Urban Area Infill	Brownfield	Brownfield site within urban area. Suitable for housing or employment in principle.
HG2-100	5014	Gledhow Road/Gledhow Terrace	0.43	25	n/a	Main Urban Area Infill	Brownfield	Brownfield site in the Main Urban Area, suitable in principle for residential development.
HG2-103	4060	Former Shaftesbury PH, York Road	0.63	23	A	Main Urban Area Infill	Brownfield	Considerable interest in recent years for residential use. Location and adjacent uses make this site suitable for housing allocation.

4 - Inner Area

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-104	4123	York Road / Selby Road	0.9	20	A	Main Urban Area Infill	Brownfield	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.
HG2-105	2141B	Wykebeck Avenue, Osmondthorpe	1.44	52	G	Main Urban Area Infill	Mix 80:20	Site is in predominantly residential area. Adjacent area is identified site. Suitable for residential.
HG2-106	2142	Kendall Drive, Halton Moor	0.51	15	G	Main Urban Area Infill	Brownfield	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.
HG2-107	2143	Neville Road, Halton Moor	2.75	83	G	Main Urban Area Infill	Brownfield	Site suitable in principle for residential development.
HG2-108	5020	Burley Willows Care Home, Willow Garth, Burley	0.47	28	n/a	Main Urban Area Infill	Brownfield	Brownfield site in the Main Urban Area, suitable in principle for residential development.
HG2-109	226	Burley Street, Burley	0.14	48	G	Main Urban Area Infill	Brownfield	Site within urban area. Suitable in principle for residential development.
HG2-110	1023	Wesley Road (west of), Tong Road (north of), Armley	1.03	38	G	Main Urban Area Infill	Mix 50:50	Site within urban residential area. Suitable in principle for residential development.
HG2-111	3454	Land off Holdforth Place	0.82	48	G	Main Urban Area Infill	Brownfield	Site in largely residential area. Suitable for housing.
HG2-112	1340B	Oak Road, New Wortley - Gasey Fields	2.32	113	n/a	Main Urban Area Infill	Greenfield	Allocated housing site in West Leeds Gateway Supplementary Planning Document (SPD). Suitable for residential development.
HG2-113	2027	Round House (rear of), Graingers Way, Armley	0.99	310	G	Main Urban Area Infill	Brownfield	Site in urban area. Suitable in principle for residential development.
HG2-114	3143	Cambrian Street, Beeston	0.64	37	G	Main Urban Area Infill	Greenfield	Site is a wedge between a motorway and large residential area. Suitable for housing in principle.
HG2-116	4125	Winrose Drive, Middleton	0.41	13	A	Main Urban Area Infill	Greenfield	Site considered suitable in principle for residential. In close proximity to Middleton Park which is designated green space on the Site Allocations Plan, and green space to the north and east.
HG2-201	1146	York Road (land south of), East of Pontefract lane, Richmond Hill LS9	5.55	121	A	Main Urban Area Infill	Mix 70:30	Site suited for residential development but part is required for a school extension and existing greenspace to be retained or reprovided.

4 - Inner Area

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-211	5307	Burley Liberal Club, Burley Road/Willow Road	0.57	50	n/a	Main Urban Area Infill	Mix 70:30	Site is a disused Liberal club the south of Burley Road and to the west of Willow Road. The site contains a vacant property (the Liberal club) and associated land and car park. None of the site is green space in the UDP. The SAP had proposed to designate the former playing pitch as green space (G1822), along with the existing green space to the south. However, the pitch has not been used for some time. Both west and east of the site are residential areas. The site has been identified by the Council as suitable for redevelopment. At a strategic level it is felt that the small loss of green space is offset by the benefit regeneration of this brownfield site within the main urban area would bring. Development would be expected to provide on site green space in accordance with policy G4.
HG2-212	5331	Seacroft Crescent, Seacroft	1.55	50	n/a	Main Urban Area Infill	Mix 80:20	This is site is a poor quality area of green space to the West of the Seacroft local centre (behind Tescos) plus the now closed and cleared Fairview Home for Older People. All other adjacent properties are residential. At a strategic level it is felt that the regeneration development would bring offsets the loss of greenspace. Development would be expected to provide on site green space in accordance with policy G4.
HG2-213	5332	Bishops Way, LS14	3.74	62	n/a	Main Urban Area Infill	Mix 60:40	The western edge of this is site is greenspace site (G1849). The eastern part of the site is a brownfield site (formerley used for educational purposes). Adjacent the site is an area of green space that extends to the north into the now David Young Academy. To the west of the site is the Wykebeck Way which is an important green space and green corridor. To the south and east of the site are residential areas. At a strategic level it is felt that the regeneration development would bring offsets the loss of greenspace. Development would be expected to provide on site green space in accordance with policy G4.
HG2-214	5333	York road/ South Parkway, Seacroft	1.22	30	n/a	Main Urban Area Infill	Mix 30:70	Site is made up of two parts. To the east is an area of brownfield land. To the west is a small part of a larger green space site G326. To the south of the site are playing fields (the rest of G326), to the west is a school and to the north and east are residential areas. At a strategic level it is felt that the regeneration development would bring offsets the loss of green space. Development would be expected to provide on site green space in accordance with policy G4.

4 - Inner Area

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-215	5334	The Halton Moor PH, Halton Moor	0.72	30	n/a	Main Urban Area Infill	Mix 80:20	Site is currently a closed down pub surrounded by some hard standing and green space, which is a small part of a larger area of surrounding green space. To the east is a large area of green space. Around the pub on all other sides is housing. At a strategic level it is felt that the regeneration development would bring offsets the loss of green space. Development would be expected to provide on site green space in accordance with policy G4.
HG2-216	5338	Ramshead Approach, Seacroft	1.33	48	n/a	Main Urban Area Infill	Mix 80:20	Site is a large area of designated green space with limited tree cover. To the east of the site is the Leeds Ring Road. To the north on the opposite of the road is a large industrial area. To the south of the site is residential with more green space to the west. The site also surrounds an emergency services station that is not available for residential development. At a strategic level it is felt that the regeneration development would bring offsets the loss of greenspace. It is the eastern part of a larger green space area that is being allocated.
Housing allocation total:				2038				

4 - Inner Area

Mixed use allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX2-7	CFSM049	Thomas Danby College, Roundhay Road, Leeds	4.82	118	G	Main Urban Area Infill	Brownfield	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. Site sits opposite a light industrial estate, so general employment use would be suitable. Vacant building being sold for development.
MX2-8	278	Compton Road - Compton Arms, Burmantofts LS9 7B	0.45	50	G	Main Urban Area Infill	Brownfield	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.
MX2-9	3390_3393	Kirkstall Road, Leeds	5.16	553	n/a	Main Urban Area Infill	Brownfield	Suitable site for offices and high density housing on the fringes of the city centre. A brief is being prepared for appropriate masterplanning with similar nearby sites.
MX2-10	3408	Wellington Road, Leeds	2.48	325	A	Main Urban Area Infill	Brownfield	Suitable site for offices and high density housing on the fringes of the city centre. A brief is being prepared for appropriate masterplanning with similar nearby sites.
MX2-11	1265	Armley Gyratory - former Gas Works	5.42	122	A	Main Urban Area Infill	Brownfield	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.
MX2-13	3015	Benyon House	2.48	37	A	Main Urban Area Infill	Brownfield	In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.
MX2-37	1145A	Hudson Road, Hudson Mill (Arcadia), Burmantofts	20.2	470	A	Main Urban Area Infill	Brownfield	Brownfield site in main Urban Area. Suitable for residential with employment.
Mixed use allocation total:				1675				

4 - Inner Area

Housing allocation (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
AV22	AV22	Former Richmond Inn, Upper Accommodation Road	0.41	16	n/a	City Centre Infill	Brownfield	Suitable for housing. Cleared brownfield site in sustainable central location close to the city centre. Accords with Core Strategy spatial strategy (Policies SP1 & SP6).
AV23	AV23	Butterfield Manor & Richmond Court, Walter Crescent	0.83	48	n/a	Main Urban Area Infill	Brownfield	Suitable for housing. Brownfield site with vacant buildings on the site awaiting clearance. Sustainable location which accords with Core Strategy spatial strategy (Policies SP1 & SP6).
AV28	AV28	Bow Street and East Street	0.13	23	n/a	Main Urban Area Infill	Greenfield	Suitable for housing. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). Site is vacant and available for redevelopment within the plan period.
AV29	AV29	Ellerby Road and Bow Street	0.81	79	n/a	Main Urban Area Infill	Greenfield	Suitable for housing, with access taken from Ellerby Road. Site has sustainable access to facilities and transport network. Planning permission has been granted previously for residential on part of the site.
AV32	AV32	Rose Wharf Car Park, East Street	0.46	72	n/a	Main Urban Area Infill	Brownfield	Suitable for housing. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). Site is used as surface car parking for Rose Wharf, but expected to become available for redevelopment within the plan period. The site has passed the flood risk sequential and exception tests, subject to development being undertaken in accordance with the requirements set out in the exception test.
AV34	AV34	South Accommodation Road	0.55	27	n/a	Main Urban Area Infill	Brownfield	Suitable for housing. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). Site is cleared vacant with a history of residential undetermined applications and available for redevelopment within the plan period. The site has passed the flood risk sequential and exception tests, subject to development being undertaken in accordance with the requirements set out in the exception test.
AV46	AV46	Tetleys Motor Services, 76 Goodman Street, Hunslet	0.62	36	n/a	Main Urban Area Infill	Brownfield	Suitable for housing. Sustainable location on the edge of the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). The site is occupied by Tetley Motors but has been submitted by the landowner for consideration as a potential housing site and it is expected that the site will become available during the plan period. The site has passed the flood risk sequential and exception tests, subject to development being undertaken in accordance with the requirements set out in the exception test.
Housing allocation total:				301				

4 - Inner Area

Mixed use allocation (Aire Valley)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
AV48	AV48	Former Motor Dealers, Church St, Hunslet	1.29	23	n/a	Main Urban Area Infill	Brownfield	Suitable for mixed use development including housing. Sustainable location on the edge of the town centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). The site is occupied by a vehicle hire business but is expected to become available for redevelopment during the plan period. Housing suitable as part of mixed use scheme including other town centre uses such as retail, offices and leisure.
AV98	AV98	Atkinson Street	1.18	35	n/a	Main Urban Area Infill	Brownfield	
Mixed use allocation total:				58				

4 - Inner Area

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	184	M621 Interchange Site, Holbeck	1.51	176	R	City Centre Infill	Greenfield	Located immediately adjacent to major 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.
n/a	201	Armley Road, Armley	0.82	48	R	Main Urban Area Infill	Brownfield	The site is within an existing employment area. Not considered a suitable location for residential.
n/a	211	Meanwood Road - rear of 338/374	0.46	50	A	Main Urban Area Infill	Brownfield	Site to be retained for employment use.
n/a	229	Kirkstall Road - Grahams site, Burley	0.39	100	A	City Centre Infill	Brownfield	This site is unlikely to come forward for residential as it is now a car showroom.
n/a	232	Kirkstall Road - Maxis Restaurant site	0.31	107	A	City Centre Infill	Brownfield	Not likely to be available as has planning permission 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.
n/a	285	Macaulay Street - former Garage Site, Burmantofts	0.41	24	G	Main Urban Area Infill	Brownfield	The site is a Natural Resources and Waste DPD allocation (Site 111 - safeguarded for waste) so cannot be allocated for housing.
n/a	370	Cambridge Road - Blenheim Middle School (land south of)	0.64	37	R	Main Urban Area Infill	Mix 80:20	The site is designated green space in the Site Allocations Plan, 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.
n/a	1011	Oldfield Lane (No 11) LS12 4DH	3.95	193	R	Main Urban Area Infill	Brownfield	The site is in employment use and is not within a residential area.
n/a	1087	Grosvenor Road - land at Ridgeway House, Hill Ridge House, Rosehurst LS6	1.2	43	R	Main Urban Area Infill	Greenfield	Heavily wooded site within conservation area, so not considered suitable for housing.
n/a	1098	Boothroyd Drive, Meanwood LS6	3.13	25	R	Main Urban Area Infill	Greenfield	Part of the site is designated as green space in the Site Allocations Plan. 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.
n/a	1142	Park Lane - land and property at Oak House LS3	0.21	40	A	Main Urban Area Infill	Mix 70:30	Site on edge of City Centre currently being used as an office. Any residential proposals are over 8 years old. No interest in residential since.
n/a	1145B	Hudson Road, Hudson Mill (Arcadia), Burmantofts	8.91	230	R	Main Urban Area Infill	Mix 70:30	Proposed for employment use.

4 - Inner Area

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1152	Oakwood Lane (land to east of), Leeds (Part of St Nicholas church site)	1.04	37	R	Main Urban Area Infill	Brownfield	The site is designated as green space in the Site Allocations Plan including a playing pitch and school grounds. 80% of the site is within flood zone 3 (high risk). Not suitable.
n/a	1278	Gelderd Road - Symphony Group LS12	6.62	195	R	Main Urban Area Infill	Brownfield	The site is not within a residential area and would be more suitable as an employment site.
n/a	2025	Aireside - adjacent Park	1.37	192	A	City Centre Infill	Brownfield	In existing employment use, therefore not considered available for residential.
n/a	2077	Meanwood Road, Meanwood LS6	1.21	44	R	Main Urban Area Infill	Greenfield	Site is designated as green space on the Site Allocations Plan and part is a Local Nature Area. The allotments are overgrown, mature trees around boundary. Heavily Wooded area. Not suitable.
n/a	2079	Matthew Murray High School (former), Holbeck LS11	6.44	314	A	Main Urban Area Infill	Mix 60:40	The site has been assessed as suitable in principle for residential development, however the Council is considering a range of options for future development and the site is not considered available for housing at the current time.
n/a	2140	Raincliffe Road, Richmond Hill	0.5	18	G	Main Urban Area Infill	Brownfield	Not allocated for housing as community use preferred. Application for Community use approved.
n/a	2148	Baileys Lane East, Seacroft	1.27	46	G	Main Urban Area Infill	Greenfield	The majority of the site is designated as greenspace in the Site Allocations Plan.
n/a	2149	Ramshead Approach, Seacroft	3.29	15	A	Main Urban Area Infill	Greenfield	To be retained as greenspace in the Site Allocations Plan.
n/a	3009	Former Leeds Industrial Co Op Society Ltd Dairy Depot	1.24	45	R	Main Urban Area Infill	Brownfield	Not within residential area. Site better suited for employment use.
n/a	3081B	Robin Hood West	8	210	R	Smaller Settlement Extension	Greenfield	The site doesn't relate well to the existing linear form of the settlement of Robin Hood. The site rests within a strategically important strip of Green Belt which defines the western edge of Robin Hood and performs an important buffer function protecting the village from the nearby main urban area of Leeds. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood from sites to the south.
n/a	3148	Oatland Lane, LS7	1.2	23	LG	Main Urban Area Infill	Brownfield	Recent permission for office and school. Unlikely to be available for other uses.
n/a	3150	Leicester Place, LS7	0.61	31	R	Main Urban Area Infill	Greenfield	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.

4 - Inner Area

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3153	Seacroft Crescent, LS14	0.55	13	G	Main Urban Area Infill	Greenfield	Site is a combination of Car Park and landscaped land next to health facility. Part of the site also appears to be a thoroughfare connecting Tesco to parts of Seacroft. Mature tree on site. Not suitable.
n/a	3191	Meynell Heights, LS11	0.35	55	G	Main Urban Area Infill	Brownfield	Site is an occupied tower block. Not suitable.
n/a	3197	Cambridge Road, LS6	0.35	22	R	Main Urban Area Infill	Greenfield	This is green flat land that is effectively a buffer/landscaping between the existing residential units and the road. Not suitable.
n/a	3399	Premises at Roseville Road Leeds LS8 5DR	1.44	84	R	Main Urban Area Infill	Brownfield	In current use as car showrooms. Not suitable.
n/a	3411	Torre Road, Leeds	1.49	58	A	Main Urban Area Infill	Brownfield	Site in occupied employment use. Not suitable for residential.
n/a	3425	Armley Road, Leeds	2.05	100	A	Main Urban Area Infill	Brownfield	In employment use. Not appropriate for allocation for housing.
n/a	3426	Barrack Street, Leeds	2.84	138	A	Main Urban Area Infill	Brownfield	In industrial area. Currently in employment use. Not considered suitable for housing.
n/a	3427	Cliffdale Road, Leeds	0.5	18	A	Main Urban Area Infill	Brownfield	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.
n/a	3432	Kirkstall, Leeds	9	236	A	Main Urban Area Infill	Brownfield	Site predominantly used for employment use. Past and current uses in area reflect an employment based area. Not considered suitable for housing allocation.
n/a	3433	Meanwood Road/Cross Chancellor Street, Leeds	0.84	49	A	Main Urban Area Infill	Brownfield	Currently in employment use. Not considered suitable for housing allocation.
n/a	4090	East Leeds Family Learning Centre (Former)	2.09	115	G	Main Urban Area Infill	Brownfield	Although suitable in principle for housing Childrens Services have identified the site for future school provision. Part of site to be used for Social, Emotional and Mental Health (SEMH) School.
n/a	4098	Seacroft Ring Road	1.38	43	R	Main Urban Area Infill	Greenfield	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 for housing.
n/a	4099	Seacroft Ring Road	3.14	82	R	Main Urban Area Infill	Greenfield	The site is designated green space on the Site Allocations Plan 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.

4 - Inner Area

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	4100	Ramshead Drive, Seacroft	1.79	56	R	Main Urban Area Infill	Greenfield	Designated as green space on the Site Allocations Plan and as a Local Nature Area (LNA 072) and green corridor. Given these environmental constraints residential development is considered to be inappropriate.
n/a	4101	Ramshead Wood	4.43	116	R	Main Urban Area Infill	Greenfield	The majority of the site is designated as green space on the Site Allocations Plan 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.
n/a	4102	Ramshead Drive	2.03	53	A	Main Urban Area Infill	Greenfield	This site is a wood known as Ramshead Wood. It is sloping and has some mature tree cover. Not suitable for housing allocation.
n/a	4107	North Parkway / Asket Walk	1.56	49	R	Main Urban Area Infill	Greenfield	The majority of the site is designated as green space on the Site Allocations Plan 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.
n/a	4114	Lambrigg Crescent	0.58	18	R	Main Urban Area Infill	Greenfield	The majority of the site is designated as green space on the Site Allocations Plan 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.
n/a	4115	Foundry Mill Street	1.59	50	A	Main Urban Area Infill	Greenfield	The site is designated as green space on the Site Allocations Plan 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.
n/a	4122	Seacroft Hall	7.6	200	A	Main Urban Area Infill	Greenfield	The site is designated as green space on the Site Allocations Plan. 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.
n/a	4124	John Charles Approach, Middleton	4.26	128	A	Main Urban Area Infill	Greenfield	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.
n/a	4225	Domestic Street, Holbeck	2.57	125	n/a	Main Urban Area Infill	Brownfield	The site is comprised of two areas split by Domestic Street in Holbeck. The sites contain light industrial and storage and distribution uses. In the main the sites are occupied. Other uses in the area include retail and car showrooms. There is no residential adjacent. Not suitable for housing allocation.

4 - Inner Area

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	5007	Former Moorend training Centre, Tulip Street, Hunslet	0.71	26	n/a	Main Urban Area Infill	Brownfield	Safeguarded Gypsy and Traveller site HG6-3
n/a	5018	Land at Brown Lane West, Holbeck	1.69	99	n/a	Main Urban Area Infill	Greenfield	Site proposed for employment allocation.
n/a	5280	Sheepscar Tannery, Leeds, LS7 2BY	1.46	86	n/a	Main Urban Area Infill	Brownfield	Site is in current employment use and within an industrial area. To the east is a major distributor road into the City Centre. It is well connected by public transport to the City Centre and has access to both Scott Hall and Meanwood Road. It is considered that it is inappropriate to allocate for housing as the site is in employment use.
n/a	5330	Asket Avenue, LS14	0.58	21	n/a	Main Urban Area Infill	Greenfield	Area needed for link road.
n/a	252	Belle Isle Road - Merlyn Rees High School	2.24	67	A	Main Urban Area Infill	Mix 50:50	Site required for special needs school
HG5-4	264	Roundhay Road (79)/Barrack Road Area Offices etc.	1.83	107	G	Main Urban Area Infill	Brownfield	The site is required for school use, but to meet 'basic need' i.e. in more immediate term, not as a result of new housing allocations in the SAP.
HG5-5	2145	Primrose High School (former), Lincoln Green	5.73	77	LG	Main Urban Area Infill	Brownfield	The site is required for school use, but to meet 'basic need' ie in the more immediate term, not as a result of new housing allocations in the SAP. The site will accommodate the relocation of Shakespeare Primary School.
HG5-6	259B	Cartmell Drive, Whitebridge Primary School, Halton Moor	0.96	0	G	Main Urban Area Infill	Brownfield	School completed on site.
HG5-7	3081A	Robin Hood West	14.21	26	G	Smaller Settlement Extension	Greenfield	Green Belt site. On balance, site is not required to meet the housing numbers due to local preference for alternative sites. Site is identified for school use.
Not allocated for housing total:				4560				

4 - Inner Area

Not allocated for mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	CFSM001	Hudson Road, Burmantofts, Leeds LS9 7JJ	17.59	0	u		Brownfield	Refer to MX2-37.
n/a	CFSM007	Land At Regent Street/Skinner Lane, Leeds	1.03	0	u		Brownfield	Please refer to site 3402830
n/a	CFSM011	245, Elland Road, Leeds, LS11 8TU	0.18	0	u		Brownfield	Site too small
n/a	CFSM018	Site Bounded By Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds, LS2 7PX	1.63	0	u			Site is an Identified Housing Site with reference HG1-247
n/a	CFSM027	Premises At Roseville, Leeds, LS8 5DR	1.44	0	u		Brownfield	Site has existing employment use. Not available for new allocation.
n/a	CFSM042	Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ	2.84	0	u		Brownfield	Already in existing employment use
n/a	CFSM043	Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds	8.61	0	u		Brownfield	Already in existing employment use
n/a	CFSM052	49-59 Armley Road (former Denso Marston Premises)	2.16	0	u		Brownfield	Permission for retail use
Not allocated for mixed use total:				0				

5 - North Leeds

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-58	1199A	Moseley Wood Gardens (land off), Cookridge LS16	6.78	135	n/a	Main Urban Area Extension	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-59	3010A	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	1.1	52	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-60	685	Tile Lane - Eastmoor, Adel, LS16	3.77	40	LG	Main Urban Area Infill	Mix 30:70	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-61	5138	505 HARROGATE ROAD LS17	0.29	6	n/a	Main Urban Area Infill	Mix 30:70	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-62	5106	Former Squirrel Way Children's Home, Squirrel Way, Leeds, LS17 8fq	0.69	60	n/a	Main Urban Area Infill	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-63	3207	Rear 268-274 Shadwell Lane, LS17	0.26	8	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-64	5178	Leeds Trinity University College, Brownberrie Lane, Horsforth, Leeds, LS18 5HD	0.24	29	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-65	721	Westbrook Lane, Horsforth	2.69	75	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-66	720	Westbrook Lane, Horsforth	1.23	15	LG	Main Urban Area Infill	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-67	HLA2701370	Long Row Horsforth	0.16	7	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-68	688	Silk Mill Drive LS16	0.4	20	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-69	65	Low Lane - Woodside Mill, Horsforth	1.3	59	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-70	689	Cookridge Hospital LS16	7.15	326	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-71	5190	Ireland Wood Social Club, Iveson Drive, Lawnswood, Leeds, LS16 6NG	0.31	20	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-72	1033	Otley Road, Government Buildings LS16 5PU	4.7	130	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

5 - North Leeds

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-73	1299A	Otley Road - Bodington Hall, Lawnswood LS16	9.34	126	G	Main Urban Area Infill	Mix 30:70	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-74	687	Dunstarn Lane, Adel, LS16	2.74	28	LG	Main Urban Area Infill	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-75	253	Cranmer Gardens - Moorhaven Residential Home LS17	0.55	14	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-76	3151	Queenshill Court, Moortown	0.58	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-77	HLA3002600	468 Harrogate Road LS17	0.13	10	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-78	1172	Yorkshire Bank Sports Ground (former), LS17	1.43	29	A	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-79	4188	Former Grosvenor Casino, Harrogate Rd and Street Lane	0.22	13	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-80	HLA3002640	467 Street Lane, Roundhay, Leeds	0.04	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-81	HLA3002370	Sutherland Avenue LS8	0.18	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-82	HLA3402690	3 Park Crescent, Roundhay, Leeds	0.12	5	LG	Main Urban Area Infill	Mix 30:70	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-83	4177	Park Cottages, Leeds 8	0.22	5	n/a	Main Urban Area Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-84	4093	Salmon Crescent / Stanhope Drive, Horsforth	0.17	7	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-85	HLA2701430	85 BROADGATE LANE, HORSFORTH, LEEDS, LS18	0.09	5	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-86	5125	SUMMERFIELD HO OUTWOOD LN HORSFORTH	0.2	7	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-87	4021	Horsforth Mills, Low Lane, Horsforth	0.68	89	A	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

5 - North Leeds

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-88	8	Otley Road, Spenfield House LS16	1.22	13	LG	Main Urban Area Infill	Mix 30:70	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-89	764	Woodlea Drive - The Mansion LS6	1	25	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-90	762	Chandos Avenue LS8	1.75	1	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-91	3341	LS8 2JJ	0.33	5	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-92	124	Park Avenue (1) - Beech Lodge, Roundhay	0.42	4	LG	Main Urban Area Infill	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-93	3301	128 Wetherby Road, Roundhay, Leeds, LS8 2JZ	0.22	5	LG	Main Urban Area Infill	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-94	5177	Land At Lakestream House, 142 Wetherby Road, Leeds, LS8 2LF	1.19	7	n/a	Main Urban Area Infill	Mix 80:20	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-95	3215	The Grove, North Lane, LS8	0.27	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-96	34	Low Hall Road -Riverside Mill, Horsforth LS19	7.86	79	LG	Main Urban Area Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-97	1339	Calverley Lane, Horsforth - Clariant UK Ltd LS18 4RP	12.5	331	P	Main Urban Area Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-98	731	Victoria Avenue, Horsforth	0.42	6	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-99	HLA2701470	Low Fold Garage, New Road Side, Horsforth, Leeds	0.18	5	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-100	4055	Former Police Station, Broadway, Horsforth	0.41	12	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-101	HLA2701410	Throstle Nest Villa, New Road Side	0.18	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-102	5176	29 - 31 Moor Road, Headingley, Leeds, LS6 4BG	0.95	32	n/a	Main Urban Area Infill	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

5 - North Leeds

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-103	174	Moor Road (40/42) - University of Leeds, Tetley Hal	2.56	68	G	Main Urban Area Infill	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-104	5188	13 - 17 Shaw Lane, Meanwood, Leeds, LS6 4DH	0.29	31	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-105	HLA2603920	8 Holly Bank, Otley Road, Headingley, Leeds, LS6 4DJ	0.14	7	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-106	3	Monk Bridge Road (3) LS6	0.51	9	LG	Main Urban Area Infill	Mix 70:30	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-107	5112	Stratford Court, School Lane, Chapel Allerton	0.25	28	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-108	845	Mansion Gate Drive - Mansion House LS7	0.61	18	LG	Main Urban Area Infill	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-109	HLA3402660	321 Chapeltown Road, Chapeltown, Leeds, LS7 3LL	0.07	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-110	HLA3402640	2 ST MARTIN'S ROAD, LEEDS, LS7 3LX	0.07	5	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-111	106	Newton Green - former Civil Service Sports Association Ground	1.57	74	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-112	5183	Elton Lodge, Newton Road	0.35	9	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-113	3184	Former Dutton Arms (PH), Queenswood Drive	0.21	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-114	3201	The Former Lounge Cinema, North Lane, Headingley	0.22	12	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-115	HLA2602780	25-7 Bennett Road LS6	0.09	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-116	HLA2603760	51 - 61 Otley Road And 3 - 9 North Lane, LS6	0.13	14	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-117	HLA2603820	Granby Street, Headingley, Leeds LS6	0.03	5	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

5 - North Leeds

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-118	4179	19 Shire Oak Road, LS6	0.22	6	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-119	4184	Belmont House, Wood Lane, LS6	0.53	6	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-120	HLA2603310	1 North Grange Mount LS6	0.13	11	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-121	6	Kirkstall Lane, Victoria Home LS6	0.55	50	LG	Main Urban Area Infill	Mix 20:80	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-122	HLA2603270	45 St Michael's Lane LS6	0.1	44	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-123	5102	Headingley Halls Of Residence 54 - 56 Headingley Lane, Headingley, Leeds, LS6 2BP	0.3	39	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-124	HLA2404950	Eden Mount LS4	0.14	17	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-125	1092	St Ann's Lane - former Boston Exchange Diner), Leeds LS4 2SE	0.66	12	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-126	4182	St Anns Lane, LS4 2SE	0.28	13	n/a	Main Urban Area Infill	Mix 60:40	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-127	4058A	Land at 116 Cardigan Road, Headingley	0.2	14	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-128	HLA2404860	83 Cardigan Lane LS4	0.11	22	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-129	3217	232 Burley Road, LS4	0.28	7	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-471	5207	22 Shire Oak Road, Headingley, Leeds, LS6 2DE	0.32	9	n/a	Main Urban Area Infill	Mix 30:70	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-477	5227	80 Cardigan Road, Headingley, Leeds, LS6 3BJ	0.22	16	n/a	Main Urban Area Infill	Mix 40:60	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-490	5241	Mary Morris House, 24 Shire Oak Road, Headingley, Leeds, LS6 2DE	0.5	10	n/a	Main Urban Area Infill	Mix 30:70	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

5 - North Leeds

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-491	5243	135 Alwoodley Lane, Alwoodley, Leeds, LS17 7PG	0.2	5	n/a	Main Urban Area Infill	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-493	5245	Oak Villa Hotel, 55 Cardigan Road, Headingley, Leeds LS6 1DW	0.46	10	n/a	Main Urban Area Infill	Mix 20:80	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-500	5343	Corn Mill Fold, Low Lane, Horsforth, Leeds, LS18 5NJ	1.44	13	n/a	Main Urban Area Infill	Mix 20:80	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-502	5345	101 Commercial Road, Kirkstall, Leeds, LS5 3AD	0.31	36	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-503	5346	Land Rear Of Shoulder Of Mutton Public House, Garmont Road, Leeds, LS7 3LW	0.19	7	n/a	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-506	4058B	Land at Cockcroft House, Cardigan Road, Headingley	0.33	16	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-515	5009A	Horsforth Campus	2.54	72	n/a	Main Urban Area Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-518	97	Meanwood Road Working Mens Club, Meanwood Road	0.47	54	A	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
Identified housing total:				2671				

5 - North Leeds

Identified mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX1-2	376	Ring Road West Park, Silk Mill Way and Iveson Drive Iveson Drive	20.83	485	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-3	626	Abbey Road - Kirkstall Forge LS5	17.47	970	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
Identified mixed use total:				1455				

5 - North Leeds

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-29	1199B	Moseley Wood Gardens (land off), Cookridge LS16	2.6	63	n/a	Main Urban Area Extension	Greenfield	The majority of the site was designated as Protected Area of Search (PAS) on the UDP with a small part in Green Belt (for provision of access). The site is connected to the urban area and is well contained by woodland to the north.
HG2-30	4216	Eyrie Public House, Holtdale Approach, Cookridge	0.4	14	n/a	Main Urban Area Infill	Brownfield	Brownfield site in residential area. Suitable in principle for housing.
HG2-31	4000	Ralph Thoresby (Site F) Holt Park, Leeds	0.37	15	A	Main Urban Area Infill	Greenfield	Greenfield site within residential area. Suitable in principle for residential. The site has been identified for housing in the Planning Statement for Holt Park District Centre.
HG2-32	4217	Cookridge Fire Station	0.42	15	n/a	Main Urban Area Infill	Brownfield	Brownfield site in residential area. The site has been identified for housing in the Planning Statement for Holt Park District Centre.
HG2-33	3010B	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	0.78	28	G	Main Urban Area Infill	Greenfield	Brownfield site in residential area. The site has been identified for housing in the Planning Statement for Holt Park District Centre.
HG2-34	4233	Farrar Lane, Adel	0.86	16	n/a	Main Urban Area Infill	Brownfield	Brownfield site in residential area. The site has been identified for housing in the Planning Statement for Holt Park District Centre. An area will need to be retained for parking spaces to serve the district centre and adjoining greenspace. The existing bus stop should also be retained. Capacity has been reduced to reflect this.
HG2-36	2053B	Alwoodley Lane, Alwoodley LS17	13.43	285	A	Main Urban Area Extension	Greenfield	Green Belt site. Development of the site would constitute 'rounding off' of the existing settlement and is well related to the existing urban area.
HG2-37	3384	Brownberrie Lane	0.84	12	G	Main Urban Area Infill	Greenfield	Site within urban area. Residential use acceptable in principle.
HG2-38	1178A	Dunstarn Lane (land south), Adel LS16	2.25	68	G	Main Urban Area Extension	Greenfield	Green Belt site. Development of the site could be considered to 'round off' the existing built up area. Access would need to be through adjacent site HG1-74 or property needs to be acquired. Suitable in principle for residential.
HG2-40	81	High Moor Court (land at rear), High Moor Avenue, Moor Allerton	0.9	20	A	Main Urban Area Infill	Greenfield	Within the urban area. Residential use is acceptable in principle. Half the site to remain as green space.

5 - North Leeds

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-41	4240	South of A65 from Horsforth & Rawdon RA to crematorium	41.95	777	n/a	Main Urban Area Extension	Greenfield	Green Belt site. Large site would result in significant expansion to the area. The site boundary has been amended to incorporate additional land to the east and south to provide additional flexibility which enables development to be in the least sensitive areas of the site. The site is well contained by roads, trees and other development reducing potential for further sprawl. Development will allow infrastructure improvements including highway improvements and the provision of a new school. A comprehensive development brief for the development of a new sustainable community, including consideration of the need to provide for retention of open land along the northern and eastern boundaries of the site providing for substantial landscape/planting should be developed.
HG2-42	1016	Broadway and Calverley Lane, Horsforth	0.57	18	A	Main Urban Area Extension	Greenfield	Green Belt site, adjoining the main urban area with strong links to Horsforth. A main road borders the site to the west, residential development to the east and the former college site/housing allocation HG2-43 to the south, so the site is well contained and development would not set a precedent for further sprawl.
HG2-43	5009B	Horsforth Campus	5.35	134	n/a	Main Urban Area Extension	Greenfield	Green Belt site. The site forms part of the curtilage of Horsforth Campus, the brownfield element of the campus has planning permission. The site is well connected to the existing area with a wide range of local services and facilities. The site is well contained by the Ring Road, Swaine Wood and Horsforth Cemetery.
HG2-44	235	Clarence Road (land at) - Horsforth LS18 4LB	0.71	25	G	Main Urban Area Infill	Brownfield	Site within the urban area. Suitable in principle for residential development.
HG2-45	4057	St Joseph's, Outwood Lane, Horsforth	0.83	30	G	Main Urban Area Infill	Mix 50:50	Former care home (now demolished) in residential area. Acceptable in principle for housing.
HG2-46	1062	Horsforth (former waste water treatment work)	3.18	53	A	Main Urban Area Extension	Greenfield	Green Belt site. The site is contained by a main road to the north, the river to the south, residential to the west and the Kirkstall Forge site to the east, so relates well to the urban area and development would be well contained and not set a precedent for further Green Belt sprawl.
HG2-47	37	Vesper Road (land at), Kirkstall LS5 3NU	0.48	17	G	Main Urban Area Infill	Brownfield	Brownfield site within urban area, suitable for residential development in principle.
HG2-48	3457	Weetwood Manor, Weetwood	0.91	32	A	Main Urban Area Infill	Greenfield	Site within existing urban area where residential use is acceptable in principle. Highway concerns can be mitigated through access improvements.

5 - North Leeds

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-49	3376	Off Weetwood Avenue, Headingley, Leeds	3.97	30	R	Main Urban Area Extension	Greenfield	Green Belt site. The site is well related to the urban area, bounded by residential development to the west and south and trees to the north and east. A large part of the site was designated as protected playing pitch (N6) on the UDP and is also in an urban green corridor and conservation area. The site is in private ownership and has not been in active playing field use for some years. Development of the site would have little or no impact on the purposes of Green Belt and it is separated from the major local area of green space, Meanwood Park, by a strong tree belt.
HG2-51	2055	Carr Manor, Meanwood LS6	4.28	15	A	Main Urban Area Infill	Mix 70:30	Carr Manor is a listed building. Conversion of listed building to residential is a preferred. Development would need to maintain character of Carr Manor. Capacity revised down to 15 to reflect this.
HG2-87	817	Amberton Terrace	1.57	14	n/a	Main Urban Area Infill	Brownfield	Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in principle.
HG2-217	5350	Land at former Eastmoor Regional Secure Unit, Adel, Leeds	1.51	27	n/a	Main Urban Area Infill	Mix 20:80	This is a largely brownfield site with a small amount of greenfield land. This site is adjacent to identified site HG1-60 Tile Lane, therefore it is considered that both sites should be developed comprehensively.
HG2-234	5352	Land at Kirkstall Forge, Kirkstall Road, Leeds	2.94	0	n/a	Main Urban Area Infill	Greenfield	The sites are associated with, for access and phasing, by the adjacent identified site MX1-2 (626) and their allocation is to facilitate the delivery of a primary school on site MX1-2. The site has limited impact on the Greenbelt as both elements of the sites are contained within well defined boundaries and will not lead to encroachment or sprawl. The section at the eastern end of Kirkstall forge site has significant tree cover and full assessment of these will be required prior to development.
HG2-236	2049	West Park Centre LS16	2.3	69	A	Main Urban Area Infill	Brownfield	Former West Park Centre. Residential development acceptable in principle as this is a brownfield site within a residential area.
Housing allocation total:				1777				

5 - North Leeds

Mixed use allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX2-4	3014	Kirkstall District Centre	3.62	55	A	Main Urban Area Infill	Brownfield	A mix of residential, office and retail would be appropriate given town centre location. Residential could be in place on upper floors.
Mixed use allocation total:				55				

5 - North Leeds

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	16	Sandhill Lane (29), Moortown LS17 6AJ	0.43	10	G	Main Urban Area Infill	Brownfield	Housing would adversely affect character of the area by developing in large garden.
n/a	82	Moor Allerton Gardens (1,2,3,4,5,6,8), Moor Allerton	0.47	17	G	Main Urban Area Infill	Brownfield	Site in existing residential use - fully developed
n/a	84	Wetherby Road - Braim Wood School and land to the north, Rounday	20.08	527	n/a	Main Urban Area Extension	Mixed	Green Belt site. The site is adjacent to both farmland and Roundhay Park and so does not relate well to the urban area but rather forms an isolated encroachment in to the Green Belt with limited features to contain development and a high potential to lead to unrestricted sprawl. The site plays an important role in providing an attractive setting to Roundhay Park. Residential development is likely to have a negative impact on the park.
n/a	94	Sandhill Lane (7-9), Moortown LS17 6AG	0.41	2	G	Main Urban Area Infill	Mixed	Northern part of site has permission for 2 detached houses (12/03734/FU). Houses are built out. The rest of the site is too small to allocate.
n/a	118	The View (21/23) - Alwoodley LS17 7NA	0.44	6	G	Main Urban Area Infill	Brownfield	Housing would adversely affect character of the area by developing in large garden.
n/a	120	Harrogate Road (55), Chapel Allerton LS7 3RU	0.56	40	A	Main Urban Area Infill	Brownfield	Site has planning permission for retail use so very unlikely to come forward for housing. Retail or other town centre uses appropriate.
n/a	177	Broomfield (54/56), Adel LS16 7AD	0.44	5	G	Main Urban Area Infill	Mixed	Part of site (54 Broomfield) has permission for two dwellings. The rest of site is too small to allocate.
n/a	1014	Fraser Avenue (land at), Horsforth	1.24	45	R	Main Urban Area Infill	Greenfield	Highways do not consider that the major mitigation required to achieve suitable access would be viable given the relatively limited number of dwellings that can be accommodated on the site.
n/a	1015	Lee Lane West (land south of), Horsforth	29.66	791	R	Main Urban Area Extension	Greenfield	Green Belt site. The site has an important function in providing access to the countryside and views across the site to open countryside beyond. It is highly visible, with landscape value and a designated Local Nature Area within the site. The site performs poorly in highways and accessibility terms.
n/a	1019	Gledhow Valley Road (land off), Chapel Allerton, LS7 4ND	1.98	30	R	Main Urban Area Infill	Greenfield	Part of wider Gledhow Valley Woods. Significant tree cover. Development would cause significant harm to the special character of the Conservation Area.
n/a	1026	Kirkstall Road, Cardigan Fields LS4	0.91	33	R	Main Urban Area Infill	Brownfield	A nightclub and an ALDI occupy the site. The site is not available.
n/a	1079	Long Causeway, Adel LS16 8DU	3.26	86	R	Main Urban Area Extension	Greenfield	Green Belt site. Long Causeway provides a strong defensible boundary to Adel and this barrier would be lost if the site were developed, and result in sprawl into the Green Belt.

5 - North Leeds

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1120	Headingley Lane (land at), Headingley	2.35	36	A	Main Urban Area Infill	Greenfield	This site is considered to be a positive space within the Headingley Hill, Hyde Park and Woodhouse Hill Conservation Area. It is considered that the site makes a valuable contribution to the visual, historic and spatial character of the area. The land is still protected for transport use; the post NGT transport strategy is currently being developed and when this is concluded the need for the continuing protection of this and other parcels of land will be reviewed.
n/a	1138	Elmete Lane - land adj to Beechwood, Roundhay LS8	2.95	59	R	Main Urban Area Extension	Greenfield	Green Belt site. The site includes a number of Tree Preservation Orders (TPO's) and is adjacent to a listed building. Site does not relate well to urban area. Development would result in an isolated incursion into the Green Belt, leading to sprawl. Highways concerns regarding accessibility and access. Wetherby Road is a defensible boundary to the Green Belt.
n/a	1151	Cookridge Lane , Cookridge LS16	1.63	50	R	Main Urban Area Extension	Greenfield	Green Belt site. There is no existing defensible boundary to the west. Development could set a precedent for further sprawl.
n/a	1170	Highbury Cricket Ground, Meanwood, North East Hollins Drive	1.02	31	R	Main Urban Area Extension	Greenfield	Green Belt site which performs an important role in safeguarding the countryside from encroachment. The site is to be retained as greenspace and is designated as such in the Site Allocations Plan.
n/a	1178B	Dunstarn Lane (land south), Adel LS16	10.77	280	R	Main Urban Area Extension	Greenfield	Green Belt site which relates poorly to settlement, development of which could set a precedent for further urban sprawl. No access and lack of defensible boundary to east creates potential for further sprawl. Site B slopes steeply to the ring road and provides a buffer between the road and existing development.
n/a	1190	Wetherby Road/Elmete Lane (land adjoining), Roundhay LS8	6.87	156	A	Main Urban Area Extension	Greenfield	Green Belt site. Performs an important role in safeguarding the countryside from encroachment. Wetherby Road is a defensible boundary to the Green Belt preventing urban sprawl.
n/a	1238	Oakford Terrace (land to rear of), Low Lane, Horsforth LS18	0.51	15	R	Main Urban Area Extension	Greenfield	Green Belt site which is designated as greenspace in the Site Allocations Plan. The site does not relate well to the existing settlement form but projects out to the east of Low Lane into Green Belt and is steeply sloping. Development of the site would not constitute rounding off of the settlement. Highway concerns as no road frontage to provide access.
n/a	1242	Church Lane - Paddock, Meanwood LS6	0.7	25	G	Main Urban Area Infill	Greenfield	Site de-allocated at Jun16 DPP based on Historic England rep at PDR consultation
n/a	1243	Back Church Lane - former Rectory Paddock, Adel LS16	0.57	18	R	Main Urban Area Extension	Greenfield	Green Belt site. This site was considered alongside 1079, and without 1079 being allocated this site does not relate well to the settlement. A strong defensible boundary to Adel is formed by Long Causeway, development of this site would encroach beyond this into the countryside and result in 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	1246	Back Church Lane - former Rectory Paddock north of Memorial Rec Ground, Adel L	2.51	66	R	Main Urban Area Extension	Greenfield	Green Belt site. Would result in an isolated development if brought forward causing significant encroachment in to the Green Belt with high potential to lead to sprawl. There is no highway frontage, poor network and unsuitable for large additional development.
n/a	1299B	Otley Road - Bodington Hall, Lawnswood LS16	17.36	521	R	Main Urban Area Infill	Greenfield	Part of site is proposed to be designated as greenspace in the Site Allocations Plan and the remainder is identified for a park and ride in the UDP making making it unsuitable for housing development.
n/a	1310	Outwood Lane (land at) , Horsforth, LS18	3.39	121	R	Main Urban Area Infill	Greenfield	Site not supported by highways as trees and stone wall prevent suitable access and visibility, further a Local Nature Area covers part of this sit
n/a	2046	Brownberrie Gardens - North Ives Farm, Horsforth LS18	14.56	383	R	Main Urban Area Extension	Greenfield	Green Belt site. Performs an important role in safeguarding the countryside from encroachment. The site lies within the airport public safety zone and is not supported by Highways as, while the site has highway frontage, adequate access is not achievable.
n/a	2051A	King Lane, Alwoodley LS17	116.33	456	R	Main Urban Area Extension	Greenfield	Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns regarding poor accessibility, access and local network capacity.
n/a	2051B	King Lane, Alwoodley LS17	20.32	532	R	Main Urban Area Extension	Greenfield	Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns regarding poor accessibility, access and local network capacity.
n/a	2052	Tile Lane, Adel LS16	17.17	451	R	Main Urban Area Extension	Greenfield	Green Belt site. Part of urban green corridor with no defensible boundary to the south. Performs an important role in safeguarding the countryside from encroachment
n/a	2053A	Alwoodley Lane, Alwoodley LS17	5.89	154	R	Main Urban Area Extension	Greenfield	Green Belt site. Site A is unrelated to the existing settlement, is nearer to Eccup Reservoir and would create an incursion into Green Belt that relates poorly to the settlement and its built form.
n/a	2058	Talbot Avenue - Allerton Grange High, Moor Allerton LS17	1.95	70	R	Main Urban Area Infill	Greenfield	Site is designated green space in the Site Allocations Plan and is managed and maintained by Leeds City Council Parks and Countryside.
n/a	2063	Cobble Hall, Roundhay LS8	19.02	500	A	Main Urban Area Extension	Greenfield	Green Belt site. Development would represent significant incursion in to the Green Belt. Wetherby Road is a defensible boundary to the Green Belt.
n/a	2160	Scotland Lane, Ling Bob, Horsforth	72.91	1913	R	Main Urban Area Extension	Mixed	Green Belt site. The site performs an important role in safeguarding the countryside from encroachment and development here would lead to unrestricted sprawl. The site is not supported by Highways.
n/a	3008	Former caravan site, Elmete Lane	2.87	47	R	Main Urban Area Extension	Greenfield	Green Belt site. Isolated site. Development would represent an island of development within Green Belt, unrelated to the existing urban area. Not supported by Highways.

5 - North Leeds

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3016	Low Hall Farm	0.46	15	P	Main Urban Area Extension	Brownfield	Green Belt site which is not within the settlement hierarchy and has been sieved out. The site is relatively isolated from the main urban area however it has strong boundaries and would not lead to urban sprawl as it is located between an industrial estate and a large residential housing development. However, the site does contain a group of Grade II listed buildings and developing this site would not preserve the setting and special character of the listed buildings. Majority of the site is made up of buildings which are of significant heritage value; very little residual land is available for development. Whilst change of use opportunities may exist within the cluster of buildings the site is not considered appropriate for strategic housing allocation due to the heritage assets.
n/a	3034	Cold Harbour Farm, Bayton Lane, Yeadon	74.62	1888	R	Major Settlement Extension	Greenfield	Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and performs an important role in safeguarding the countryside from encroachment. Development here would have a significant impact on the openness of the Green Belt and result in a large area of urban sprawl. The site is not supported by Highways.
n/a	3044A	Land North of Pinfold Lane, Cookridge	5.63	148	R	Main Urban Area Extension	Greenfield	Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.
n/a	3044B	Land South of Pinfold Lane, Cookridge	6.89	181	R	Main Urban Area Extension	Greenfield	Green Belt site. The site is not well related to the to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.
n/a	3315A	Beechwood Farm (south) Elmete Lane Roundhay	15.84	351	A	Main Urban Area Extension	Greenfield	Green Belt site. Development is contingent on site 1190 being brought forward. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a defensible boundary. Development would represent significant incursion in to the green belt.
n/a	3315B	Beechwood Farm (north) Elmete Lane Roundhay	17.93	235	A	Main Urban Area Extension	Greenfield	Green Belt site. Wetherby Road is a defensible boundary to the Green Belt. Development would represent a significant incursion into the Green Belt.
n/a	3327	Land north of Layton Road, Rawdon	2.22	58	R	Other Rural Extension	Greenfield	Green Belt site. The site is set to the west of Bayton Lane, relatively remote from the centre of Horsforth. The site itself is relatively contained on all sides by the road and existing residential development, but development would further reduce the Green Belt gap between residential areas. Highway concerns regarding access.

5 - North Leeds

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3328	Land south of Layton Road, Rawdon	5.09	133	R	Major Settlement Extension	Greenfield	Green Belt site. Development would result in the coalescence of Rawdon and Horsforth, contrary to one of the purposes of Green Belts in preventing the merging of settlements.
n/a	3330	Land west of West End Lane, Rawdon	1.5	47	R	Main Urban Area Extension	Greenfield	Green Belt site. The site is set to the west of West End Lane which is the current boundary to Horsforth. Development here would be unrelated to the existing settlement pattern, encroach into the Green Belt and reduce the gap between settlements (Horsforth and Rawdon) contrary to one of the purposes of Green Belts in preventing the merging of settlements. Highway concerns regarding suitable access and accessibility.
n/a	3360B	Cookridge Hall Golf Course (N)	36.69	963	n/a	Main Urban Area Extension	Mixed	Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility
n/a	3360A	Cookridge Hall Golf Course (S)	22.38	578	n/a	Main Urban Area Extension	Mixed	Green Belt site which performs an important role in safeguarding the countryside from encroachment. There is no defensible boundary to the proposed Green Belt boundary which could set a precedent for further unrestricted sprawl. Highway concerns regarding access with road infrastructure unsuitable for proposed development.
n/a	3381	Brownberrie Lane	1.25	35	R	Main Urban Area Extension	Brownfield	Part of the site is within Green Belt (30%). Part of the site is also a Local Nature Area (LNA) and designated as green space in the Site Allocations Plan. The remaining area is occupied by existing dwellings. This area alone would be too small to be allocated. Highway concerns including the lack of adequate visibility being achievable onto the adopted highway.
n/a	3402	Clayton Wood Bank	0.98	30	R	Main Urban Area Infill	Brownfield	Existing employment site, surrounded by other employment uses and Clayton Wood. For these reasons the site is considered inappropriate for residential.
n/a	4013	Land at Elmete Lane, Roundhay	1.46	46	A	Main Urban Area Extension	Mix 60:40	Green Belt site. Development would represent significant incursion in to the Green Belt. Wetherby Road is a defensible boundary to the Green Belt.
n/a	4056	Church Lane, Horsforth	0.75	23	G	Main Urban Area Infill	Brownfield	Intended for education purposes (extension to Horsforth school) and therefore not suitable for residential development.
n/a	4092	St Ann's Mills, Kirkstall Road	0.88	28	R	Main Urban Area Infill	Brownfield	Part of the site is in current employment use to be retained with the rear of the site allocated for future employment use.
n/a	4094	South of Fearnville Place	7.53	198	R	Main Urban Area Infill	Greenfield	Designated greenspace in the Site Allocations Plan. The site boundary includes a stretch of Wyke beck and the site is poorly situated, development would lead to significant encroachment into its corridor function.

5 - North Leeds

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	4157	Land east of Sadler Way, Adel	4.68	123	n/a	Main Urban Area Extension	Greenfield	Green Belt site. The site straddles the urban green corridor and does not relate well to the settlement pattern. Part of the site is designated green space in the Site Allocations Plan
n/a	4158	Meadow View, Horsforth	0.85	27	n/a	Main Urban Area Extension	Greenfield	Green Belt site within the urban green corridor. The site does not border onto housing and is somewhat detached from the main residential area. The site and surrounding fields provide an attractive gateway into Horsforth from the Ring Road. A significant proportion of the site is identified as Green Space in the Site Allocations Plan. Development would be unrelated to the settlement form and set a precedent for further sprawl into the Green Belt.
n/a	4172	University Land, Lawnswood	6.3	189	n/a	Main Urban Area Infill	Greenfield	The site is designated as Green Space in the Site Allocations Plan. Playing pitches on site. Possibility of cemetery extension into part of site.
n/a	4215	Land between Holtdale Grove/Holtdale Ave	0.7	25	n/a	Main Urban Area Infill	Greenfield	The site performs an important amenity function and setting for nearby houses within the Holt Park housing estate. Site is identified as Green Space in the Site Allocations Plan.
n/a	4232	Lawnswood Arms, Holt Lane, Adel	0.78	28	n/a	Main Urban Area Infill	Brownfield	Whilst this is a brownfield site, so could be considered suitable for residential use in principle, it is in existing use as a public house and the owners have not submitted the site. As such, the site is not considered available.
n/a	4239	Holly Park Estate Extension, Water Lane, Horsforth	1.1	35	n/a	Main Urban Area Extension	Greenfield	Green Belt site. Not supported by Highways as access via Water Lane is too narrow.
n/a	4244	West End Lane, Horsforth	0.63	22	n/a	Main Urban Area Infill	Greenfield	Landlocked site requiring the purchase and demolition of a neighbouring property to achieve access. The Council is not aware of a property being available.
n/a	4247	Northern End of Lee Lane West	3.46	91	n/a	Main Urban Area Extension	Brownfield	Green Belt site. Whilst connected to adjacent University site, the site is poorly related to the settlement. Development would lead to further sprawl into the Green Belt. Majority of site is a new outdoor pitch and unsuitable for development. Designated as Green Space in the Site Allocations Plan. Poor access to site.
n/a	4255	Calverley Lane, Horsforth	3.61	95	n/a	Main Urban Area Extension	Greenfield	Green Belt site. The Ring Road acts as a strong defensible boundary and provides clear separation between the site and built up area. Poorly related to the built form. High potential to lead to unrestricted sprawl into the Green Belt.
n/a	5172	Land at Moortown Golf Club/Primley Park Road Moortown	1.06	38	n/a	Main Urban Area Infill	Greenfield	100% of the site is covered by a Woodland Tree Preservation Order. It is considered that to develop this site would have an unacceptable impact upon these protected trees.

5 - North Leeds

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	5173	Land at Moortown Golf Club/Gleneagles Road/Turnberry Drive Moortown	1.37	49	n/a	Main Urban Area Infill	Greenfield	The site is part of the Leeds Habitat Network and is considered to fulfil the definition of a UK BAP Priority Habitat. It is also considered likely that the site would meet the definition of a Local Wildlife Site. It is considered that development of the site would have an unacceptable impact on ecology assets.
n/a	5269	Ford House and Gardens (Rose Court Nursery), Headingley Lane, Headingley	1.26	45	n/a	Main Urban Area Infill		The site is still in educational use and alternative options for the site are still under consideration. Until discussions on the future use of the site are resolved, no allocation of the site is proposed.
n/a	5270	Bedquilts Recreation Ground, Adel	3.27	86	n/a	Main Urban Area Extension		This is a well used sports and recreational facility in full use and currently protected as greenspace Assessment summary in the UDP.
n/a	5304	Roundhay Grange and Leeds Golf Club, Wetherby Road, Roundhay	14.23	373	n/a	Main Urban Area Extension	Greenfield	Site is in agricultural use and considered to play an important role in safeguarding the countryside from encroachment. The existing boundaries of the site are formed by the main roads of A58 and A6120 which offer strong defensible boundaries. The open nature and topography of the site appreciates long distant views over Leeds
n/a	5309	Wigton Lane, Alwoodley	0.46	17	n/a	Main Urban Area Infill		In existing private residential use with large garden. The land has not been promoted by the owner. Should the land come forward for development in the future it will be considered on its merits through a planning application and be considered as a 'windfall'
n/a	5310	Land adjacent to Clariant, Horsforth	3.35	88	n/a	Other Rural Extension		Green Belt site. The site is well contained by roads and field boundaries and other development reducing potential for further sprawl. Part of the site to be included into the larger site HG2-41 (4240) to provide additional flexibility which enables development of HG2-41 to be in the least sensitive areas of the site.
HG5-1	1202	Victoria Avenue (land off), Horsforth LS18	7.66	185	A	Main Urban Area Extension	Greenfield	Green Belt site. Local preference for the site to remain undeveloped and the site to the west to be allocated for housing (site HG2-43). Part of the site is allocated for school use, an extension to Newlathes Primary School, in the Site Allocations Plan.
Not allocated for housing total:				13949				

5 - North Leeds

Not allocated for mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	CFSM024	Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU	4.7	0	u		Brownfield	Site has planning permission for residential development (Identified Site HG1-72) so is not available for mixed use development.
Not allocated for mixed use total:				0				

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	0.54	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	15.38	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	0.07	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	0.45	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	1.96	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	0.43	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	0.58	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	8.57	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	0.17	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	0.54	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	0.12	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	1.17	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	0.61	5	P	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
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

6 - Outer North East

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-45	3353	High Street, Clifford	0.38	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	0.58	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	0.67	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	1.01	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	0.14	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	2.11	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	1.03	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	0.84	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	0.91	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	0.66	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	0.27	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	0.26	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	204.55	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:				1482				

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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	6.28	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	2.39	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	1.69	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	0.41	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	0.53	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	5.79	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	0.57	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
HG2-226	1233_2158_312 5	Land to the east of Wetherby	55.43	1100	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 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	6.33	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 be 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:				1668				

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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	5372	Parlington Estate, Aberford (Phase 1)	114.52	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 new settlement 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. Phase 1 of a potentially larger settlement will be delivered within the plan period; however the wider site could 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	4.13	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	6.48	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	4.13	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	3.88	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	1.87	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)	32.13	850	A	Smaller Settlement Extension	Greenfield	
Safeguarded land (PAS) total:				1359				

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	70	Linton Spring (office building), Sicklinghall Road, Wetherby	0.44	12	P	Other Rural Extension	Brownfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	78	Blackmoor Lane (120), Bardsey LS17 9DZ	0.94	25	P	Other	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	361	Spofforth Hill (land at), Wetherby LS22 6SF	0.95	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	0.51	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	0.52	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	3.84	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	25.09	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	12.82	288	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1031	Sandhills (land to east), Thorner	1.37	37	P	Other Rural Extension	Greenfield	Sieved out site. Green Belt. Not within settlement hierarchy.
n/a	1040	Carr Lane, Thorner,LS14	0.47	13	P	Other Rural Infill	Greenfield	Sieved out site. Not within settlement hierarchy.
n/a	1048	Main Street (north of), Aberford LS25	0.74	20	P	Other Rural Extension	Greenfield	Greenbelt site. Sieved out at issues and options stage. Whilst the site scores relatively well for the greenbelt assessment, it lies outside of the settlement heirarchy and therefore the location does not align with the spatial development strategy.

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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	60.33	1000	G	Other	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	64.65	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	1.83	49	P	Other Rural Extension	Greenfield	Greenbelt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site has an important role in safeguarding the countryside from encroachment. Protected playing pitch (N6) in the UDP and proposed to be designated as green space in the SAP.
n/a	1057	Scholes Lane, Scholes	0.74	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	1.01	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	1.83	58	P	Smaller Settlement 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	1089	York Road - Homecroft, Scholes LS15 4NF	2.38	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)	377.69	12854	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.
n/a	1106	First Avenue (land west of), Bardsey	13.99	195	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	9.47	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	0.63	20	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at issues and options stage. Whilst the site scores relatively well through the greenbelt assessment, it lies outside of the settlement heirarchy iand therefore the location does not align with the spatial development strategy.
n/a	1109	Cinder Lane (land west of), Clifford, LS23	3.13	82	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	1121	Trip Lane (land at), Linton	2.11	47	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site adjoins existing development on only 1 side. It relates relatively poorly to the built form and would extend Linton into the countryside to the west of the village. Whilst it would be contained, in part, by the track and planting to the western boundary there is no strong defensible boundary to the south of the site. As a result, the site has high potential to leads to unrestricted sprawl.
n/a	1130	Parlington Lane (land off)	1.66	45	P	Other Rural Extension	Greenfield	Greenbelt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site would extend Aberford to the west into the green belt. There are no defensible boundaries to the site, and it would represent an uncharacteristic extension of the village to the rear of existing development which is focussed along the main road running through the village. As a result it would have a high potential to lead to unrestricted sprawl.
n/a	1131	Field Lane (south of), Aberford	0.81	22	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. Part SFRA floodzone 3b. Isolated site that performs an important role in safeguarding the countryside from encroachment and could potentially lead to urban sprawl to the east of Aberford. Site is currently in use as allotments, and is proposed to be designed as green space in the SAP.
n/a	1132	Lotherton Lane (land south of)	0.4	12	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Whilst contained, in part, by the boundaries of the extended gardens to the south, there are no defensible boundaries to the east and it would set a precedent for development of the rear of properties along Bunkers Hill and so has a has a high potential to lead to unrestricted sprawl.
n/a	1134	Aberford Road, Barwick LS15	6.25	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.

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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	1139	York Road, Morwick Hall (land adj to), Whinmoor, LS15	13.83	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	11.96	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	3.98	90	P	Other Rural Extension	Greenfield	Greenbelt site. Sieved out at issues and options stage. Not within the settlement hierarchy and therefore does not align with the spatial development strategy. Whilst the site, to an extent, rounds off Clifford and has existing defined boundaries which would help prevent further unrestricted spawl, it is identified as a key green area in the Clifford Conservation Appraisal, with key long range views running across the site. Development would have a significant impact on this, detracting from the role of the site and green belt in preserving the setting and special character of historic towns.
n/a	1157	Old Mill Lane (land to south of), Clifford LS23	1.28	35	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site has the potential to detract from the purpose of the greenbelt as it would extend Clifford to the south, adjoining development on only 1 side and having potential to lead to sprawl. The site is on the boundary of the Clifford conservation area and the conservation area appraisal identifies a key long distance view across the site.
n/a	1158	Boston Road (land to west of), Clifford LS23	1.05	33	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at Issues and Options stage. Whilst the site would not detract significantly from the green belt, it is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy.
n/a	1161	Parlington Drive (west of), Aberford LS25	2.66	60	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site is not well connected to the existing built up area, has no defensible boundary along the south western boundary and does not round off the settlement. As a result, it has high potential to lead to unrestricted sprawl into the green belt. No road frontage to the site to provide access.

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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	1162	Parlington Drive (east of), Aberford, LS25	2.76	62	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at Issues and Options stage. Outside of the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site performs an important role in safeguarding the countryside from encroachment, would not round off the settlement and, with no defensible boundaries to the south, it would have a high potential to lead to unrestricted sprawl. No road frontage to provide access into the site.
n/a	1163	Main Street - Beckside, Aberford LS25	0.89	24	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at Issues and Options stage. Outside of the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site extends westwards out of Aberford down Parlington Lane. Whilst the eastern part of the site could be considered as rounding off, the whole site would be poorly related to the built form and have high potential to lead to sprawl. The eastern part of the site lies within the Aberford Conservation area, and the conservation area appraisal identifies important views extending over the western part of the site.
n/a	1164	Richmondfield Lane (land at) - Long Lane LS15	7.15	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 sprawl 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	9.66	254	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 sprawl 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	0.94	25	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at Issues and Options Stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Development of the whole site would result in a triangular spur of development out into the green belt, though this would be contained by existing planted boundaries to the south which would help to limit the potential to lead to 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	1226	Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25	17.41	457	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 sprawl 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	5.71	150	P	Other Rural Extension	Greenfield	Site sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within the settlement hierarchy. Site is detached from the village and there are no defensible boundaries the west of the site. It would result in an isolated development that has a high potential to lead to unrestricted sprawl.
n/a	1240	Church Causeway (land north of), Thorp Arch	4.88	128	P	Other Rural Extension	Greenfield	Sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy. Site would form a significant extension to Thorp Arch, and there are no defensible boundaries to the east.
n/a	1241	Walton Road (land at), Thorp Arch LS22	8.86	233	P	Other Rural Extension	Greenfield	Sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy. Site relates relatively poorly to the built form of Thorp Arch.
n/a	1251	Leeds Road, Collingham LS22	4.47	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	2.31	52	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at issues and Options Stage. Whilst the site performs relatively well through the green belt assessment, Linton is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy.
n/a	1262	Roundhay Park Lane, Sandy Lodge (site of) LS17 8AS	0.99	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.

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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	1271	Rakehill Road (land off), Scholes, LS15	112.35	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	3.22	72	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	1287	Blind Lane (land at), Shadwell, LS17	2.69	60	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	1288	Manor Farm (land at), Shadwell, LS17	13.08	294	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. There is no defensible boundary so very likely to lead to unrestricted sprawl. The site does assist in safeguarding the countryside from encroachment and the site provides access to the countryside. Impact on the setting and special character of the Listed Buildings to the north west corner on the site could be mitigated against through appropriate detailed design however for the reasons above, development of this site would lead to unrestricted urban sprawl.
n/a	1289	Dowkell Lane (land north of), Thorpe Arch, Boston Spa	12.06	317	P	Other Rural Extension	Greenfield	Sieved out at issues and options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. Site is detached from the village, relating poorly to the built form, and there are no defensible boundaries the west of the site. It would result in an isolated development that has a high potential to lead to unrestricted sprawl.
n/a	1290	Thorpe Arch - The Vicarage (land to rear of), Boston Spa	0.8	25	P	Other Rural Extension	Greenfield	Sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is within the Conservation Area and could detract from the linear form of this part of the village, with plots characteristically running back from the main road.
n/a	1291	Lilac Farm (land at), Lilac Farm, Collingham LS22	8.15	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.

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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	1292	Jewitt Lane (paddock at), Collingham, LS22	1.14	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	4.59	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	5.37	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.
n/a	1300	Linton Lane - land opposite the Ridge, Linton LS22	1.7	54	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Any development of this site will also have an impact on leisure and recreational uses given that it would develop part of the golf course. This site is separated from Linton village via Main Street. There is no existing development to the east of Linton as such developing this site would lead to urban sprawl of the built up area which would erode into the green belt. The site assists in safeguarding the countryside from encroachment, and the trees along the western site boundary (adjoining Linton Lane) are protected by a TPO.
n/a	1301	Linton Lane - Wetherby Golf Course house and car park, Wetherby LS22	0.62	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	2.14	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.

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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Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1315	Holywell Lane / Bridle Path Road (land to east of), Shadwell LS17	2.23	50	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Although this site has connections to the built up area it would not round off the settlement and is poorly related to the built form. As a result it would have a high potential to lead to unrestricted sprawl into the green belt.
n/a	1316	Bridle Path Road (land to north of), Shadwell, LS17	1.22	33	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not with the spatial development strategy. Site is detached from the built up area and has an important role in safeguarding the countryside from encroachment. Would result in isolated development that has a high potential to lead to unrestricted sprawl.
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	1.28	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	3.14	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.
n/a	2059	Oakhill Cottage Farm, Shadwell LS17	13.85	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	0.61	16	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	2068	Thorp Arch Estate Waste Tip, Wetherby LS23	10.1	227	P	Other	Greenfield	Sieved out at Issues and Options Stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site relates poorly to the built form at Thorp Arch and existing features do not provide clear barriers to contain development.
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	2.21	50	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3114	Barwick Road, Garforth	1.21	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	1.15	31	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3127	Wetherby Road, Scarcroft	5.06	114	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3128	Land west of Deepdale Lane, Boston Spa	2.23	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	2.47	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.
n/a	3130	Primrose Lane (west), Boston Spa	3.67	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.

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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	3131	Primrose Lane (east), Boston Spa	1.55	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	1.73	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	9.09	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)	17.16	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.
n/a	3136	Land south of Wetherby Race Course, Walton Road	34.22	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.

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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	3309	Scarcroft Cottage, Wetherby Road, Scarcroft, Leeds, LS14 3HJ	0.47	13	P	Other Rural Extension	Mixed	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3310	Land Boston Road, Wetherby	1.46	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	3.33	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	1.04	28	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3322	Winnow Lane	14.63	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	4.51	118	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3325	Land at Thorner Lane Leeds	6.31	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.
n/a	3332	High Trees School, Boston Spa	0.85	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	2.89	65	P	Other Rural Extension	Mix 80:20	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	3334	Land South of A58 Collingham	6.29	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	0.41	11	P	Other Rural Extension	Mix 20:80	Green belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. Site would result in an isolated development, surrounded by green belt, that could lead to unrestricted sprawl. Although the site abuts residential properties on its east and west boundaries, any further development would not relate to the current built environment. The site also contains 13 Tree Protection Orders that assist with safeguarding the land from encroachment.
n/a	3371	Sweep Farm, Wetherby	32.82	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	Land to the north of Elmet Drive, Barwick	1.66	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	272.24	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	2.64	59	P	Other	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3438	Aberford Road, Aberford	1.16	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	17.09	385	P	Other	Greenfield	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site performs an important role in safeguarding the countryside from encroachment and development would result in an isolated development that could potentially lead to 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	3453	Land off Potterton Lane	1.72	46	P	Other	Greenfield	Green belt site. Sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site performs an important role in safeguarding the countryside from encroachment and would result in an isolated development that could potentially lead to unrestricted sprawl.
n/a	3461	Land off Tithe Barn Lane, Bardsey	1.14	31	P	Other Rural Extension	Greenfield	Sieved out. Green Belt. Not within settlement hierarchy.
n/a	3462	Land at Clifford Moor Road, Clifford	0.36	0	n/a	Other Rural Extension	Brownfield	Sieved out - below 0.4ha
n/a	4016	Bay Horse Lane, Scarcroft	4.35	98	n/a	Other Rural Extension	Mixed	Green Belt site. The site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site juts out to the west of Scarcroft and is poorly connected with the built up area. Allocating the site would result in ribbon development.
n/a	4018	Shadwell Lane	4.14	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	0.24	7	G	Smaller Settlement Infill	Brownfield	Below the site size threshold of 0.4ha for allocation.
n/a	4066	Wood Farm, Scarcroft	1.27	34	n/a		Greenfield	Site lies outside the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is formed by a collection of agricultural buildings, some of which are in equine uses. The site is washed over by Green Belt and is significantly detached from the main settlement of Scarcroft, consequently any development is likely to constitute sprawl, as well as failing to safeguard the countryside from encroachment. The site is also situated within the Scarcroft conservation area, where the cluster of agricultural buildings have a positive impact on the character of the area. The site could potentially support small scale redevelopment for change of use of some of the existing buildings. However, it is not considered to be a suitable location for a strategic allocation.

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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	4096	Nidd Vale Motors, Wetherby	0.43	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	1.14	31	n/a	Other Rural Extension	Greenfield	Green belt site. Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Development would result in an isolated development to the south of Shadwell. Despite no merging of settlements, there is little to contain development resulting in a high potential to lead to unrestricted sprawl.
n/a	4152	Aberford Road, Bramham	0.39	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	3.58	31	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	4.14	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	1.42	38	n/a	Other Rural Extension	Greenfield	Green belt site. The site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Whilst it is acknowledged that the site abuts development to the south and is relatively well contained, the site is surrounded by Green Belt. Therefore, allocating the site for housing would result in an isolated development in Green Belt terms and could set a precedent for further sprawl.
n/a	4163	Woodland Gardens, Scarcroft	0.46	12	n/a	Other Rural Extension	Greenfield	Green belt site. Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. While the site is flanked on either side by development, it is not connected to a settlement. The site is surrounded on all sides by Green Belt. Therefore, in Green Belt terms, allocating the site for housing would result in an isolated development. This could put pressure on surrounding land and set a precedent for sprawl.
n/a	4165	Hampson House, Bardsey	0.4	11	n/a	Other Rural Extension	Greenfield	Green belt site. Site would have been sieved out at Issues and Options stage. Whilst the site abuts development on either side and is well contained, it is not connected to the settlement boundary. Therefore, in Green Belt terms, development would result in an isolated development.

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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	6.07	159	n/a	Main Urban Area Extension	Greenfield	Green Belt site. 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 main urban area of Leeds and Shadwell.
n/a	4170	Whinmoor Lane, Shadwell	1.51	48	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	2.51	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,	1.22	33	n/a	Other Rural Extension	Greenfield	Green belt site. Site would have been sieved out at Issues and Options stage. Site performs relatively well against the purposes of the green belt, however it is located outside of the settlement hierarchy and therefore the location does not align with the spatial development strategy.
n/a	4218	Thorp Arch & Boston Spa Cricket Ground	1.07	39	n/a	Other Rural Infill	Greenfield	Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site is in use as a cricket ground and is proposed for designation as greenspace in the SAP.
n/a	4221	The Boyle, Barwick	0.47	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	2.71	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.

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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	5001	Thorner Lane, Scarcroft	2.46	55	n/a	Other	Greenfield	Green belt site. Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. North-eastern corner and far north of the site are in flood zone 3. The site is detached from the built up area and there are no features to contain development to the east. The site has an important role in safeguarding the countryside from encroachment, and development here would have high potential to lead to unrestricted sprawl.
n/a	5022	Land South Of Main Street, Shadwell LS17 8ES	3.75	105	n/a	Other Rural Extension	Greenfield	Green belt site. The site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site relates poorly to the built form of Shawell, being separated from the built up area by Main Street, and there is no defensible boundary to the south of the site. The site has an important role in safeguarding the countryside from encroachment and development would have high potential to lead to unrestricted sprawl.
n/a	5134	Land at Wetherby Road/Walton Road Walton	12.01	270	n/a	Other Rural Extension	Greenfield	The site would have been sieved out at Issues and Options stage. Rural Land (RL1) within the UDP (proposed to be designated as Green Belt in the Site Allocations Plan). Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. The site would detract from rural setting of Walton, particularly the approach into the village along Wetherby Road.
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). North west and south west corners of site in Flood Zone 3.
n/a	5154	Land north of Bramham Road Thorner	4.11	92	n/a	Other Rural Extension	Greenfield	Green belt site. Site would have been sieved out at Issues and Options stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Site extends beyond the eastern extent of Thorner, and there are no defensible boundaries to the north. As a result, site has potential to lead to sprawl into the green belt.
n/a	5158	Meadowside Keswick lane Bardsey	0.37	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.

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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	5162	Land at Whinmoor Lane Redhall	19.36	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	4.93	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	34.58	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	1.81	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.	1.02	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	5273	Harewood Avenue, Harewood	4.68	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	3.75	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.

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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	5277	Kings Meadow Close, Wetherby	4.12	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	55.71	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.
n/a	5312	SE of A1(M), N of R Wharfe, S of Walton Road, Wetherby	57.85	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.

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	5319	Becca Hall, Aberford	296.49	4000	n/a	Other	Greenfield	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	68	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.
n/a	5252	Land off A58 Wetherby Road, Scarcroft	1.07	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.
n/a	5256	Land north of Hall Park Road, Walton	1.46	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	15.55	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.

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	5361	Land at Keswick Lane, Bardsey	0.76	21	n/a	Other Rural Extension	Greenfield	Small site which is well related to the settlement of Bardsey. However, the site boundaries are poorly defined and as a consequence the site will have an unacceptable impact on the Green Belt in particular in relation to unrestricted sprawl and coalescence, in that the development would significantly reduce the Green Belt gap between Bardsey and East Keswick.
n/a	5362	Land at St Johns Farm, Main Street, Aberford	1.44	37	n/a	Other Rural Extension	Greenfield	Predominantly Green Belt site which lies outside the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is formed by a collection of agricultural buildings and a small open field. The site could possibly support small scale redevelopment for change of use of some of the existing buildings and non Green Belt land. However, it is not considered to be a suitable location for a housing allocation due to Green Belt and general sustainability concerns.
n/a	5363	Land at Becca Farm, Main Street, Aberford	1.19	32	n/a	Other Rural Extension	Greenfield	Green Belt site which lies outside the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site lies both within and adjacent to Aberford conservation area as well as adjacent to a scheduled ancient monument. The development of the site would have an unacceptable impact on these heritage assets. The site is also considered to have an unacceptable impact on the Green Belt.
n/a	5366	Land at Holywell Lane, Shadwell, Leeds	0.38	10	n/a		Greenfield	Green Belt site which lies outside the settlement hierarchy and therefore the location does not align with the spatial development strategy.
n/a	5367	Land at Nanny Goat Lane, Garforth, Leeds	0.42	10	n/a		Greenfield	Green Belt site which does not relate well to the existing urban area and would create an isolated development. The site is significantly detached from the urban area of Garforth and a railway line which creates a strong defensible boundary to the urban area is present in between. Furthermore, the existing streetscene is also characterised by large dwellings set within substantial plots. Housing development would be detrimental to this character as well as Green Belt aims.
n/a	5368	Land at Becca Farm/Highfield Road, Aberford, Leeds	2.68	60	n/a		Greenfield	Green Belt site which lies outside the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site lies both within and adjacent to Aberford conservation area as well as adjacent to a scheduled ancient monument. The development of the site would have an unacceptable impact on these heritage assets. The site is also considered to have an unacceptable impact on the Green Belt.

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	5369	Land west of Roundhay Park Lane, Shadwell, Leeds	14.02	367	n/a	Main Urban Area Extension	Greenfield	Large Green Belt site which lies adjacent to the main urban area. Whilst the site would constitute a partial rounding off of the urban area the site would extend beyond strong defensible boundaries to the existing Green Belt and would not be well contained. The site forms an attractive countryside setting to the main urban area which is clearly visible from the adjacent Ring Road due to land level changes. Development of the site would have a negative impact on this landscape character. The site also forms part of a UDP green corridor. Development of the site would be detrimental the function of this green corridor.
n/a	5370	Land at Smithy Lane, Bardsey, Leeds	2.25	51	n/a	Other Rural Extension	Greenfield	Green Belt site which would have been sieved out at Issues and Options stage as it does not relate to the settlement heirarchy and therefore the location does not align with the spatial development strategy. The site would constitute isolated development which would have a detrimental impact on the Green Belt in terms of unrestricted sprawl. The site is located within the Bardsey-Cum-Rigton Conservation Area where open fields such as this site are considered to be important features. Consequently, development of the site would have a detrimntal impact on the character and appearance of the conservation area. Highways concerns also exist.
n/a	5126	Keswick Lane, Bardsey	0.34	9	LG	Smaller Settlement Infill	Greenfield	The site is situated within the urban area of Bardsey and is well related to the existing settlement. However, the site contains significant areas of flood risk and consequently the site is not considered to be suitable for residential use due to flooding concerns.
n/a	5285	Land at the Rowans, Wetherby	0.57	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. Majority of the site is contains significant flood risk. The site is not considered to be suitable for residential development due to these flooding concerns.
Not allocated for housing total:				44458				

6 - Outer North East

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, Scarcoft Lodge, Scarcroft, Leeds	4.78	0	P	Other Rural Extension	Brownfield	Site is within Seacroft Conservation Area and adjoin the curtilage of Scarcroft Lodge, a Grade II Listed Building. Site is also within the Green Belt. Site is not suitable for office development due to out of centre location. Due to the conservation, heritage and Green Belt constraint, site is unlikely to be suitable or viable to be converted to suit modern general employment uses. This site is now proposed for residential use (see site HG2-26).
Not allocated for mixed use total:				0				

7 - Outer North West

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-15	744	Rumplecroft, Otley	5.17	135	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-16	317	Wharfedale General Hospital, Newall Carr Road, Otley	1.85	62	G	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-17	749	Prince Henry Court, Newall Carr Road, Otley	0.66	3	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-18	7	Bridge Street - All Saints Mill, Otley LS21 1BQ	0.47	48	G	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-19	3348	The Manor House And Clitherow House, Our Lady And All Saints Church, Manor Square, Otley	0.14	6	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-20	HLA2901390	23-5 Manor Square, Otley	0.03	8	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-21	5181	Development Engineering Services, Ilkley Road, Otley	0.3	12	n/a	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-22	3190	Manor Garage, Leeds Road, Otley	0.27	14	n/a	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-23	5127	The Tannery, Leeds Road, Otley, LS21 1QX	0.27	10	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-25	364	Creskeld Crescent (11) - Bramwood, Bramhope LS16	1.12	8	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-26	684	Church Lane, Adel LS16	2.56	45	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:				351				

7 - Outer North West

Identified mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX1-1	1122	Mill Lane - Garnetts Paper Mill, Otley	9.3	245	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-26	745	Otley (east of)	29.99	550	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
Identified mixed use total:				795				

7 - Outer North West

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-13	4259	Former Inglewood Children's Home, White Croft Garth, Otley	0.45	16	n/a	Major Settlement Infill	Mix 50:50	Brownfield site within the settlement. Suitable for residential development. Planning statement prepared.
HG2-15	3400	Green Acres & Equestrian Centre, Moor Road, Bramhope	1.54	42	A	Smaller Settlement Extension	Mix 80:20	Green Belt site. Part greenfield, part brownfield. Development of the site would constitute rounding off of the settlement in parallel with existing development to the east of Moor Road. No Highways concerns.
HG2-16	1002	Creskeld Lane, Bramhope - land to rear of no. 45	1.49	23	A	Smaller Settlement Extension	Greenfield	Part of the site is within the Green Belt. Redevelopment of the site would require demolition of one property. Development of the site would effectively 'round off' the settlement.
HG2-17	1080_3367A	Breary Lane East, Bramhope	19.32	376	n/a	Smaller Settlement Extension	Greenfield	The south east part of the site falls within the Green Belt. The western and larger area of the site is an existing UDP Protected Area of Search (PAS) site. Whilst having no defensible Green Belt boundary to the east it is relatively contained by the road to the south. Urban sprawl will need to be controlled by a strong Green Belt boundary to the east. Part of the site should be retained for provision of a school.
HG2-18	2130	Church Lane, Adel	14.7	87	A	Main Urban Area Extension	Greenfield	Protected Area of Search (PAS) site on UDP. Suitable for residential in principle subject to suitable design, conservation and access considerations. Part of the site should be retained for provision of a school.
Housing allocation total:				544				

7 - Outer North West

Mixed use allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX2-1	320	Westgate - Ashfield Works, Otley	1.86	50	G	Major Settlement Infill	Brownfield	Brownfield site within urban area. Part of site falls within existing Otley Town Centre boundary. Suitable for mixed use development of retail and residential use.
MX2-2	313	Westgate, Otley	0.83	15	G	Major Settlement Infill	Brownfield	Brownfield site within urban area. Site falls within Otley Town Centre boundary and is suitable for mix of residential and retail uses.
Mixed use allocation total:				65				

7 - Outer North West

Safeguarded land (PAS)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG3-5	1095B_1369	Old Pool Bank, Pool in Wharfedale, Otley LS21	23.09	540	n/a	Smaller Settlement Extension	Greenfield	The eastern part of the site is designated as a Protected Area of Search (PAS) on the UDP and the western part of the site is Green Belt forming an extension. 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.
Safeguarded land (PAS) total:				540				

7 - Outer North West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	175	Billams Hill - former Bridge End Cattle Market, Otley	10.51	276	P	Major Settlement Extension	Mix 80:20	Sieved out site. Flood zone 3b (washland) on Strategic Flood Risk Assessment.
n/a	1036	Old Lane, Bramhope LS16	0.5	13	P	Other Rural Extension	Mix 30:70	Green Belt. Sieved out site. Not within settlement hierarchy.
n/a	1037	Moor Road (west of), Bramhope LS16	0.76	21	P	Other Rural Extension	Greenfield	Green Belt. Site sieved out. Not within settlement hierarchy.
n/a	1095A	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	1.7	46	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site is separated from the existing settlement, so development would be isolated being located to the north of the A659 Pool Road, and is within flood risk zones 2 (medium risk), 3a (high risk) and 3b (functional flood plain).
n/a	1095C	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	0.09	3	A	Smaller Settlement Infill	Brownfield	Not proposed for allocation as the site is too small and is already in residential use, however the site is required for access to the safeguarded site HG3-5. In the event that site HG3-5 comes forward for development in the future, provision will need to be made by the planning application to include site 1095C and 1095D to enable access to the site
n/a	1095D	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	0.06	2	A	Smaller Settlement Infill	Brownfield	Not proposed for allocation as the site is too small and is already in residential use, however the site is required for access to the safeguarded site HG3-5. In the event that site HG3-5 comes forward for development in the future, provision will need to be made by the planning application to include site 1095C and 1095D to enable access to the site
n/a	1101	Weston Lane and Green Lane (land off), Otley	2.52	66	R	Major Settlement Extension	Greenfield	Green Belt site. Development would represent a significant incursion into the Green Belt and would set a precedent for further urban sprawl to the west. Highway concerns regarding Otley river bridge and capacity through town centre. Poor accessibility to public transport.
n/a	1179	Low Pasture Farm (land at), off Bradford Road, Otley	4.88	129	R	Major Settlement Extension	Greenfield	Green Belt site, unrelated to the existing settlement of Otley. Development would extend development south of Otley and set a precedent for sprawl. Highways concerns regarding access.
n/a	1181A	The Sycamores (land at), Bramhope LS16	2.38	31	R	Smaller Settlement Extension	Greenfield	Green Belt site. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary. Poor accessibility.

7 - Outer North West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1181B	The Sycamores (land at), Bramhope LS16	6.1	137	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development of site could set a precedent for urban sprawl to the south of Bramhope. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary to the east of the site to the A660. Poor accessibility.
n/a	1196	West Busk Lane (land off), Otley LS21	11.26	198	R	Major Settlement Extension	Greenfield	Green Belt site. Development would represent unrestricted sprawl and would not round off the settlement, but represent a large extension to the north of existing residential properties unrelated to the settlement form. The Green Belt boundary is poorly defined. Highways concerns regarding access.
n/a	1197	Cross Green Rugby Ground and Allotments, Otley LS21	2.65	80	R	Major Settlement Infill	Greenfield	Residential use would be contrary to the designation of the site as green space in the Site Allocations Plan.
n/a	1198	Pool Road - Stephen Smith's Garden Centre (land adjoining), Otley LS21	8.64	227	P	Major Settlement Extension	Greenfield	Site sieved out. Flood zone 3b (washland) on Strategic Flood Risk Assessment.
n/a	1204	Old Manor Farm (land at), off Old Lane, Bramhope LS16	12.69	285	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development of site would constitute ribbon development along Old Lane and create potential for sprawl to the north given the poorly defined boundary. The site does not relate well to the existing settlement. Highways concerns regarding access and accessibility.
n/a	1317	West Busk Lane (105 House and Garden), Otley LS21 3LX	0.43	12	R	Major Settlement Extension	Mixed	Green Belt site. Site contained by boundary of beck thereby limiting potential sprawl. However, Highways concerns as access is off private road. Within flood zone 3a (high risk).
n/a	1358	Midgley Farm, Otley	25.45	668	P	Major Settlement Extension	Greenfield	Sieved out site. Flood Zone 3b (washland) on Strategic Flood Risk Assessment. Minerals safeguarded site.
n/a	2035	East Chevin Road, Otley	1.5	54	G	Major Settlement Infill	Brownfield	The site is in existing use as a cattle auction site and provides other community functions including car boot sales. Whilst a brownfield site within the urban area, it is not considered appropriate as a residential site.
n/a	2051A	King Lane, Alwoodley LS17	116.33	456	R	Main Urban Area Extension	Greenfield	Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns regarding poor accessibility, access and local network capacity.
n/a	2051B	King Lane, Alwoodley LS17	20.32	532	R	Main Urban Area Extension	Greenfield	Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns regarding poor accessibility, access and local network capacity.
n/a	2054	Harrogate Road, Moortown LS17	22.19	210	R	Main Urban Area Extension	Greenfield	Green Belt site. Residential development would lead to unrestricted sprawl. Highway concerns regarding access and local network capacity. Part of site identified as Park and Ride in the UDP.

7 - Outer North West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3002	Land north St Davids Road, Newall Otley	1.7	46	R	Major Settlement Extension	Greenfield	Green Belt site. Development would represent an isolated extension into Green Belt to the north of the existing settlement limits of Otley, creating urban sprawl. Highways concerns regarding access and accessibility.
n/a	3021	Otley Golf Course	9.65	253	P	Other	Greenfield	Green Belt. Site sieved out. Not within settlement hierarchy.
n/a	3022	Laurel Bank/Ivy Bank, Bradford Road	7.38	194	P	Other	Greenfield	Green Belt. Site sieved out. Not within settlement hierarchy.
n/a	3025	Birdcage Walk, Otley	1.31	41	R	Major Settlement Extension	Greenfield	Green Belt site. Very narrow site which would create unrestricted sprawl to the south side of Otley bypass. The site currently forms a landscape buffer to Otley bypass. Highways concerns regarding direct access to individual properties and mature trees would cause difficulties in gaining visibility at entrances.
n/a	3360B	Cookridge Hall Golf Course (N)	36.69	963	n/a	Main Urban Area Extension	Mixed	Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility
n/a	3367B	Breary Lane East, Bramhope, LS16	4.18	94	R	Smaller Settlement Extension	Greenfield	Green Belt site. The majority of the site is occupied by an extensive area of woodland so is not considered suitable for residential allocation.
n/a	3434	Green Acres Equestrian Centre and surrounding land site submission plan	7	183	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns regarding poor accessibility and access difficult to achieve due to short frontage and dense trees.
n/a	4153	Eccup Lane, Adel	19.33	435	n/a	Main Urban Area Extension	Greenfield	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt and unconnected to the existing settlement. Development would represent sprawl to the north of the urban area extending as far as Golden Acre Park, unrelated to the existing settlement form.
n/a	4159	Otley Road, Adel	4.42	137	n/a	Main Urban Area Extension	Greenfield	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt and development would lead to unrestricted urban sprawl and ribbon development.
n/a	4160	Adel Mill, Otley Road, Adel	10.88	285	n/a	Main Urban Area Extension	Greenfield	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt and as it is unconnected to the existing settlement with poorly defined Green Belt boundaries. Development would lead to unrestricted urban sprawl.

7 - Outer North West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	4161	Otley Road, Leeds	6.69	175	n/a	Main Urban Area Extension	Greenfield	Green Belt site. No connection to settlement and poorly defined Green Belt boundaries. Development would lead to unrestricted urban sprawl.
n/a	4173	Pool Road, LS21	12.47	281	n/a	Smaller Settlement Extension	Mixed	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt, isolated and unrelated to the existing settlement hierarchy. Development would lead to unrestricted urban sprawl. Existing factory in employment use, in an area where loss of employment is a concern.
n/a	4230	Land behind Moor Road, Bramhope	0.59	16	n/a	Other Rural Extension	Greenfield	Green Belt. The site would have been sieved out at Issues & Options stage as it is Green Belt and not within the settlement hierarchy.
n/a	4232	Lawnswood Arms, Holt Lane, Adel	0.78	28	n/a	Main Urban Area Infill	Brownfield	Whilst this is a brownfield site, so could be considered suitable for residential use in principle, it is in existing use as a public house and the owners have not submitted the site. As such, the site is not considered available.
n/a	4236	Moorcock Hill, Old Lane, Bramhope	3.63	82	n/a	Other Rural Extension	Greenfield	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt and isolated and unrelated to the existing settlement hierarchy.
n/a	4251	Land at Eccup Lane, Adel	6.4	168	n/a	Main Urban Area Extension	Greenfield	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt, isolated and unrelated to the existing settlement hierarchy. Development would represent sprawl to the north of the urban area extending towards Golden Acre Park.
n/a	5006	Pool Road	10.89	245	n/a	Smaller Settlement Extension	Mixed	Green Belt site. The site would have been sieved out at Issues & Options stage as it is Green Belt, isolated and unrelated to the existing settlement hierarchy.
n/a	5155	Land east of Moor Road Bramhope	3.81	86	n/a	Smaller Settlement Extension	Greenfield	Green Belt site. Whilst the site is mainly contained by the adjacent existing housing and planting, it has an indefensible boundary.
n/a	5276	Ideal Standard, Ilkley Rd, Otley	2.18	65	n/a	Major Settlement Infill	Mix 80:20	The site is mainly brownfield land on the edge of Otley with visual prominence from Ilkley Road. Given the identified need for employment land within outer north west Leeds it is considered that the site should not be allocated for residential use. It should be retained in employment use providing an opportunity for new occupiers.
n/a	5278	Land to south of Old Lane, Bramhope	5.41	122	n/a	Other Rural Extension	Greenfield	An isolated site within the green belt detached from the settlement boundary of Bramhope. Development of the site would lead to high potential for urban sprawl and impact on the openness of the green belt.

7 - Outer North West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	5282	Land to south of Old Lane, Bramhope	4.89	110	n/a	Smaller Settlement Extension	Greenfield	Development would lead to high potential for unrestricted sprawl into the green belt. It is visually prominent on the south side of Bramhope. The site includes a public right of way providing access into the countryside and provides a role in safeguarding the countryside from encroachment.
n/a	5284	Land at Manor Farm, Otley Rd, Adel	2.56	67	n/a	Main Urban Area Extension	Mix 70:30	Development of the site would set a precedent for unrestricted sprawl into the green belt and potentially lead to further development to the north of Adel. Surface water flooding constraint on south east corner of site.
n/a	5293	Otley Road, Adel	13.6	357	n/a	Other Rural Extension	Greenfield	An isolated island site which is not well connected to the urban area. Development of the site would be visually prominent and detrimental to the openness of the Green Belt to the north of Adel. Development would set a precedent for further sprawl.
n/a	5327	Land west of Chapel Hill Road, Pool-in-wharfedale	1.32	36	n/a	Smaller Settlement Extension	Greenfield	The site lies within the UDP PAS site (Proposed safeguarded site HG3-5 in the draft SAP).No highways support for site as a separate site. Reliant on HG3-5 coming forward as a whole and delivery of Pool By-Pass.
Not allocated for housing total:				7915				

7 - Outer North West

Not allocated for mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	CFSM035	Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ	8.41	0	u		Mixed	Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns regarding poor accessibility and access difficult to achieve due to short frontage and dense trees.
Not allocated for mixed use total:				0				

8 - Outer South

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-397	5101	Woodland Hotel, Wood Lane, Rothwell, Leeds LS26 0ph	0.4	12	n/a	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-399	3300	Former White Hart Hotel, 40 Church Street, Woodlesford, Leeds	0.21	7	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-400	499	Aberford Road, Woodlesford	3.53	32	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-402	HLA2202260	The Chapel, Calverley Road, Oulton	0.05	8	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-403	334	Fleet Lane (land off), Oulton	3.38	77	G	Major Settlement Extension	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-404	HLA2202010	Marsh Street, Rothwell	0.05	6	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-405	HLA2201950	Swithin Street Rothwell	0.08	8	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-406	335	Royds Lane (land off), Rothwell	3.73	90	G	Major Settlement Extension	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-407	5149	China Red Dragon, 3 Wakefield Road, Oulton	0.62	74	n/a	Other Rural Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-408	5129	Sharp Lane, Robin Hood	0.29	9	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-409	4192	Land At Shayfield Lane, Carlton, WF3	0.69	14	n/a	Other Rural Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-410	507	Main Street, Carlton	0.5	15	LG	Other Rural Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-411	133	Royds Green - Royds Green Farm, Oulton LS26 8EZ	1.16	7	LG	Other	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-412	2129A	Barn Cottage, Station Road, Methley	0.31	6	G	Smaller Settlement Extension	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-413	2129B	Station House, Station Road, Methley, Leeds, LS26 9ET	9.52	220	G	Smaller Settlement Extension	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

8 - Outer South

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-415	515	Main Street, former Bay Horse Public House, Methley	0.53	2	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-416	523	Pinfold Lane, Methley WMC, Methley	0.47	6	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-417	269	Little Church Lane, Methley Infants School, Methley	1.66	12	LG	Smaller Settlement Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-418	135	Leeds Road - Lofthouse Hall, Lofthouse WF3	1.15	8	R	Smaller Settlement Infill	Mix 80:20	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-494	5246	Oulton Hall, Rothwell Lane, Rothwell, Leeds, LS26 8ZF	0.23	5	n/a	Other Rural Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
Identified housing total:				618				

8 - Outer South

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-173	1049_1058	Haighside Rothwell	22.1	578	n/a	Major Settlement Extension	Greenfield	Green Belt site. The site is connected to the urban area and has established field boundaries. On balance, this site is preferable to other Green Belt alternatives.
HG2-174	1359	Wood Lane - Rothwell Garden Centre LS26	3.16	52	G	Major Settlement Extension	Mix 50:50	Green Belt site on the edge of a Major Settlement (Rothwell). Mixed brown and greenfield site. The site relates well to the settlement being essentially an infill site between existing development. Development would not set a precedent for sprawl.
HG2-175	1259B	Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY	8.13	222	A	Major Settlement Extension	Greenfield	Green Belt site. The site is well related to the existing settlement pattern and is contained by Rothwell Country Park to the north.
HG2-176	4082	Windlesford Green Hostel, Woodlesford	0.71	26	G	Major Settlement Infill	Brownfield	Brownfield site within the urban area. The site is flanked by housing on three sides.
HG2-177	136	Alma Villas (site at), Woodlesford LS26 8PW	0.71	12	A	Major Settlement Infill	Mix 80:20	Part of the site is within the Green Belt (approximately 12%). The site is well related to the existing settlement pattern, and is well contained by the canal and railway. The site is considered suitable in principle for housing.
HG2-178	143	Aberford Road - site of Glenoit and Minerva Mills, Oulton	2.29	70	A	Major Settlement Infill	Brownfield	Brownfield site within the urban area. The site adjoins housing and is contained by the canal.
HG2-179	1035	Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT	1.26	40	G	Major Settlement Extension	Greenfield	Green Belt site. The site is well contained by Eshald Road to the east and by green space (ref G1009 in the Site Allocations Plan) to the north. The site adjoins housing to the west.
HG2-180	4222A_B_C	Land between Fleet Lane & Methley Lane Oulton	14.85	322	n/a	Major Settlement Extension	Greenfield	Green Belt site. The site is well connected to the urban area and, when considered alongside site HG2-179, could be regarded as a partial 'rounding off'.
HG2-181	3445A	Land at Leadwell Lane, Robin Hood	2.3	60	G	Smaller Settlement Extension	Greenfield	Green Belt site. The site relates well to the settlement pattern and would connect an isolated property with the urban area.
HG2-182	129A	Main Street and Pitfield Road, Carlton, Wakefield	1.15	36	G	Other Rural Infill	Brownfield	Brownfield site within urban area. Could potentially improve visual aspect of area if developed. Highways have commented that there is limited frontage with Main Street, so development would need to be combined with HG1-410.
HG2-183	1365A	Swithens Lane, Rothwell, Leeds LS26 0BS	3.24	85	A	Major Settlement Extension	Greenfield	Green Belt site. Development of site would provide an opportunity for limited expansion and would partially 'round off' settlement.
HG2-184	3088	Westgate Lane, Lofthouse	1.96	50	A	Smaller Settlement Extension	Greenfield	Green Belt site. The site is well contained, reducing the potential for sprawl and minimising the impact on the Green Belt. There are no physical constraints on the site.
HG2-185	1261_4220	Church Farm Lofthouse	8.9	188	n/a	Smaller Settlement Extension	Mix 80:20	Green Belt site. The site is within a residential area and is well contained by the M62. Development will have minimal impact on the purposes of the Green Belt.

8 - Outer South

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-186	289	Main Street, Hunts Farm, Methley	1.15	25	A	Smaller Settlement Infill	Greenfield	Roughly 20% of the site is Green Belt. The site relates well to the settlement pattern and is contained by a wooded area to the north.
Housing allocation total:				1766				

8 - Outer South

Mixed use allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX2-14	130	Aberford Road (77/79), Oulton LS26 8HS	1.33	50	G	Major Settlement Infill	Brownfield	Brownfield site in urban area. Principle of mixed use accepted.
Mixed use allocation total:				50				

8 - Outer South

Safeguarded land (PAS)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG3-26	129B	Main Street and Pitfield Road, Carlton, Wakefield	4.17	115	A	Other Rural Infill	Greenfield	Site designated as Protected Area of Search (PAS) on the UDP, and therefore not a site within the Green Belt. The site is flat with no tree cover. There is concern over the size of the site in relation to the settlement (Carlton), which falls outside the settlement hierarchy defined in the Core Strategy; hence the site is to be safeguarded for future consideration and retained as Safeguarded Land.
HG3-27	1224	Church Lane (land south of), Mickletown	2.46	55	A	Smaller Settlement Extension	Greenfield	Green Belt site. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable sites preferred for allocation. Although it is an area of search for sand and gravel in the adopted Natural Resources and Waste Local Plan, the site could still be developed in the longer term. The site contributes to a reserve of land with potential for longer term development.
HG3-28	1225C	Pinfold Lane (land west of), Mickletown	2.18	50	A	Smaller Settlement Extension	Greenfield	Green Belt site. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable sites preferred for allocation. Although it is an area of search for sand and gravel in the adopted Natural Resources and Waste Local Plan, the site could still be developed in the longer term. The site contributes to a reserve of land with potential for longer term development.
Safeguarded land (PAS) total:				220				

8 - Outer South

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1006	Wakefield Road , Rothwell	2.26	59	P	Other	Greenfield	Sieved out site. Green Belt. Not within Core Strategy settlement hierarchy.
n/a	1030	Green Lane, Lofthouse, Wakefield (known as Pymont Farm)	3.11	70	R	Smaller Settlement Extension	Greenfield	Green Belt site. Access would need to be provided through an existing dwelling, as the current southern access is not wide enough. There is also a pylon in the centre of the southern field which would restrict development. Development could set a precedent for sprawl.
n/a	1050	Westfield Road (land off), Robin Hood, near Rothwell WF3	5.72	129	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site does not relate well to the settlement pattern. Leadwell Lane and Westfield Road form a defensible boundary to the Green Belt which would be lost if the site was allocated. There is a risk development could set a precedent for sprawl.
n/a	1223	Watgate (land north of), Methley	7.35	168	R	Smaller Settlement Extension	Greenfield	Green Belt site. Large site in relation to settlement size and could set a precedent for sprawl. Would reduce gap between settlements. Highways concerns raised over accessibility. The site conflicts with the adopted Natural Resources and Waste Local Plan (it is an area of search for sand and gravel).
n/a	1225A	Pinfold Lane (land west of), Mickletown	20.95	471	A	Smaller Settlement Extension	Greenfield	Green Belt site. Large site not in keeping with the settlement pattern of Methley. The site conflicts with the adopted Natural Resources and Waste Local Plan (it is an area of search for sand and gravel).
n/a	1225B	Pinfold Lane (land west of), Mickletown	26.03	586	R	Smaller Settlement Extension	Greenfield	Green Belt site. Large site not in keeping with the settlement pattern of Methley. The site is poorly connected to the urban area and would merge Mickletown with Methley. The site conflicts with the adopted Natural Resources and Waste Local Plan (it is an area of search for sand and gravel).
n/a	1249	Junction 30 M62 (land off), Rothwell and Oulton LS26	83.79	1885	P	Other Rural Extension	Greenfield	Green belt site. Has been previously sieved out. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. The site lies on the border with Wakefield Council. The site is not connected to a settlement and, if allocated, would result in an isolated development in the Green Belt.
n/a	1259A	Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY	5.31	139	R	Major Settlement Extension	Greenfield	Green Belt site. Land to the north of Rothwell. The site does not relate well to the existing settlement pattern and development would constitute urban sprawl. There is no defensible boundary.
n/a	1335	Mill Pit Lane, Rothwell LS26	4.9	125	R	Major Settlement Extension	Greenfield	Green Belt site to the north of Rothwell. Development would be unrelated to the existing settlement pattern and constitute urban sprawl. There is no defensible boundary.
n/a	1355	Wood Lane (r/o 26-32), Rothwell	0.74	32	R	Major Settlement Extension	Greenfield	Green Belt site. The site is designated green space in the Site Allocations Plan and a Local Nature Area in the UDP. On balance, the site is considered unsuitable for housing.

8 - Outer South

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1365B	Swithens Lane, Rothwell, Leeds LS26 0BS	6.61	122	R	Major Settlement Extension	Greenfield	Green Belt site. Development would be unrelated to the existing settlement pattern and is likely to set a precedent for sprawl.
n/a	2103	Copley Lane Allotments, Robin Hood WF3	0.47	14	R	Smaller Settlement Infill	Greenfield	The site is designated green space (allotments) on the Site Allocations Plan. There are also highway concerns regarding access. As such, housing development is not considered appropriate.
n/a	2104	Leeds Road, Lofthouse WF3	11.84	297	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development of the site would result in the loss of a strong defensible boundary - a former railway line. If breached there is a risk this could set a precedent for sprawl. Part of the site is designated a Local Nature Area in the UDP.
n/a	2107A	Fleet Lane, Woodlesford, LS26	6.25	164	R	Major Settlement Extension	Greenfield	Green Belt site. Highways concerns: no highway frontage and poor accessibility. Site would be affected by HS2 rail line proposals.
n/a	2107B	Fleet Lane, Woodlesford, LS26	6.76	178	R	Major Settlement Extension	Greenfield	Green Belt site. Highways concerns: no highway frontage and poor accessibility. Site would be affected by HS2 rail line proposals.
n/a	2110	Rothwell Sports Centre, Oulton LS26	7.92	208	P	Other Rural Extension	Greenfield	Green Belt site. The site was initially sieved out at the Issues and Options stage as it fell outside the settlement hierarchy. However, with the proposal to allocate site HG2-180 the site would be connected to a Major Settlement and therefore has been reassessed. Development of the site would connect a historically isolated estate with the main settlement. Although this is not a coalescence of settlements, it would mean a loss of local identity. On balance, the site is not considered suitable for development.
n/a	3012	Iveridge Hall, Oulton	1.08	29	P	Other Rural Extension	Brownfield	Sieved out site. Green Belt. Not within Core Strategy settlement hierarchy.
n/a	3080	Wood Lane, Rothwell	1.1	35	R	Major Settlement Extension	Greenfield	Green Belt site. Isolated site, unrelated to the existing settlement pattern. Development could set a precedent for sprawl.
n/a	3084	Cemetery Lane, Lofthouse	6.94	156	R	Smaller Settlement Extension	Greenfield	Green Belt site. Isolated site not connected to the urban area. There is no defensible boundary and development would set a precedent for sprawl.
n/a	3085	308 Leeds Road, WF3	10.41	234	G	Smaller Settlement Extension	Greenfield	Green Belt site. Development could set a precedent for sprawl as there is little to contain the development to the north.
n/a	3093	Eshald Lane, Woodlesford	1.32	41	R	Major Settlement Extension	Greenfield	Green Belt site adjacent to designated green space on the Site Allocations Pan. No defensible boundary. The site is heavily wooded. It is considered that development would compromise the setting of the green space and be unrelated to the existing settlement pattern.

8 - Outer South

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3318	Land off Wood Lane	1.55	48	R	Major Settlement Infill	Greenfield	Designated green space in Site Allocations Plan.
n/a	3444	Wood Lane Allotments, Rothwell, Leeds	0.48	15	R	Major Settlement Infill	Greenfield	Designated green space in Site Allocations Plan.
n/a	3445B	Land at Leadwell Lane, Robin Hood	4.21	111	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site is unrelated to the existing settlement pattern. Development would reduce the Green Belt gap between Rothwell and Robin Hood and set a precedent for sprawl.
n/a	3465	Leadwell Lane, Rothwell	1.05	33	P	Other	Greenfield	Sieved out site. Green Belt. Not within Core Strategy settlement hierarchy.
n/a	4171	Rothwell 4x4 Centre, Wakefield Road	16.14	424	n/a	Other Rural Extension	Greenfield	Green Belt site. The site falls outside the settlement hierarchy. Part of the site is designated a Local Nature Area in the UDP and development could set a precedent for sprawl into the Green Belt. Not considered suitable for housing.
n/a	4222D	Land between Fleet Lane & Methley Lane Oulton	7.02	184	n/a	Major Settlement Extension	Greenfield	Green Belt site. The site is not in keeping with the settlement pattern. Development would result in encroachment and set a precedent for unrestricted sprawl.
n/a	4231	Wakefield Road, Rothwell	1.98	62	n/a	Other	Brownfield	Green Belt site. Site not within the Core Strategy settlement hierarchy. The site is isolated and unrelated to settlement. Development would set a precedent for sprawl.
n/a	5153	Land south of Barnsdale Road Methley	3.76	85	n/a	Smaller Settlement Extension	Greenfield	Green Belt site. Large site in relation to the settlement size and could set a precedent for sprawl. Part of the site conflicts with the adopted Natural Resources and Waste Local Plan (it is an area of search for sand and gravel). Considered unsuitable for housing.
n/a	5254	Leeds Road, Lofthouse	6.04	136	n/a	Other Rural Extension	Greenfield	Green Belt site. The site lies on the border with Wakefield. Development would significantly reduce the Green Belt between Lofthouse and Outwood. Furthermore, the site contributes to the wider rural setting separating Leeds and Wakefield.
n/a	5258	Manheim Auctions, Rothwell	10.1	303	n/a	Major Settlement Infill	Brownfield	The site is in active employment Assessment summary use. Not available.
n/a	5262	Ouzlewell Green, Loft House	1.13	30	n/a	Smaller Settlement Extension	Mix 80:20	Green Belt site. There is little to contain development to the north and east. Development would put pressure on surrounding Green Belt.

8 - Outer South

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	5266	Land off Leeds Road and West Gate Lane, Lofthouse	1.8	49	n/a	Smaller Settlement Extension	Greenfield	Green Belt site. The site performs an important role in helping maintain a degree of physical separation between Lofthouse and Outwood, and, in a wider context, Leeds and Wakefield. Development would result in the loss of the rural character.
n/a	5279	Rothwell Haigh	20.57	540	n/a	Major Settlement Extension	Brownfield	In active employment use. Not available
n/a	5299	Land north of Mill Pitt Lane and south of M1, Rothwell Haigh	47.59	1249	n/a	Main Urban Area Extension	Greenfield	Green Belt site. Although development would be contained by the motorway to the north, it would remove part of the Green Belt separating Leeds and Rothwell. The site is strategically important as it forms a natural break between settlements.
n/a	5301	Quarry Hill, Oulton	1.34	48	n/a	Major Settlement Infill	Mix 80:20	Although the site lies within the urban area, it has a number of constraints. In particular, the site levels and natural landscape (the site is heavily wooded) would make development difficult. On balance, the site has not been proposed as an allocation because of uncertainty over its deliverability.
n/a	5302	The Grange, opposite 'jaw bones' junction, Wakefield Road, Rothwell	8.63	227	n/a	Main Urban Area Extension	Greenfield	Green Belt site. Wakefield Road provides a strong defensible boundary which contains Rothwell to the west. If breached, this could set a precedent for sprawl. Furthermore, development would narrow the Green Belt between Rothwell and Leeds.
n/a	5317	3 Wakefield Road, Rothwell	6.35	167	n/a	Other Rural Extension	Mix 80:20	The site is in active use as a Sports Centre. Not available.
n/a	5340	Land at Brook Farm Ouzlewell Green	6.21	0	n/a		Greenfield	Green Belt site. There is little to contain development to the north and east. Development could set a precedent for sprawl.
HG5-7	3081A	Robin Hood West	14.21	26	G	Smaller Settlement Extension	Greenfield	Green Belt site. On balance, site is not required to meet the housing numbers due to local preference for alternative sites. Site is identified for school use.
Not allocated for housing total:				8879				

8 - Outer South

Not allocated for mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	MXD00052	Site of Glenoit & Minerva Mills, Aberford Road, Oulton	2.32	0	n/a		Brownfield	Brownfield site within major settlement boundary. Site allocated for housing (HG2-178).
Not allocated for mixed use total:				0				

9 - Outer South East

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-304	822	Barrowby Lane, Garforth	1.13	33	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-305	820	Micklefield (south of)	5.21	150	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-306	825	Manor Farm buildings, Micklefield	0.53	14	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-307	1118	Church Lane and Manor Farm (existing phase 3 housing allocations), Micklefield	14.92	400	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-308	836	Barleyhill Road, Garforth	0.75	30	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-309	HLA3306630	Beech Grove Avenue Garforth	0.07	9	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-310	4083	Grange Court, Garforth	0.36	58	G	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-311	2040	Bullerthorpe Lane (Temple Point), Colton	2.56	69	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-312	823	Selby Road, Garforth	3.03	68	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-313	HLA3306670	Land Off Birch Grove, Kippax, Leeds	0.12	6	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-314	HLA3300450	Church Lane Swillington	0.16	14	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-315	3352	51 Westfield Lane Kippax	0.36	6	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-316	4196	Royal Oak, Cross Hills, Kippax	0.23	11	n/a	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-317	3351	2 Brigshaw Lane, Allerton Bywater	0.33	8	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-318	HLA3306660	Queens Court, Queen St Allerton Bywater	0.22	9	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

9 - Outer South East

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-319	298	Queen Street - Hollinshurst Depot, Allerton Bywater	2.75	76	G	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-320	819	Queen Street, (a.k.a land south of Leeds Road), Allerton Bywater	4.06	114	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-321	5193	Land Adjacent To West Court, Park Lane, Allerton Bywater, Castleford, WF10 2AJ	0.28	5	n/a	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-472	5208	Ledston Hall, Hall Lane, Ledston, Leeds, WF10 2BB	5.2	10	n/a	Other Rural Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
Identified housing total:				1090				

9 - Outer South East

Identified mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX1-27	818	Station Road, Allerton Bywater	21.2	262	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
Identified mixed use total:				262				

9 - Outer South East

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-124	1232B	Stourton Grange Farm South, Selby Road - Ridge Road, Garforth	147.31	2314	A	Major Settlement Extension	Greenfield	Very large Green Belt site, dependent on comprehensive development with master-planning. A large site will improve opportunity for securing new facilities/services compared to smaller sites to the west and north of Garforth. Site capacity reduced to allow for build out rates in the plan period. The railway line to the north and existing roads to east and south create strong defensible boundaries. Development to include a green corridor/community park to west of the site and substantial landscaping/planting along the eastern boundary to help retain physical separation of settlements. Part of the site must be reserved for provision of schools.
HG2-125	1176	Pit Lane (land to south of), Micklefield	4.3	79	G	Smaller Settlement Extension	Greenfield	Protected Area of Search (PAS) site on UDP, not Green Belt, with long road frontage and adjoining housing to the east. Suitable in principle for residential use. Majority is agricultural field with southern part in current use for allotments and smallholdings whereby their retention or replacement would be considered at detailed design stage.
HG2-126	1174	Micklefield Railway Station Car Park (land to north of), Micklefield, LS25	0.66	18	A	Smaller Settlement Extension	Greenfield	Green Belt site, low potential for sprawl as well contained by residential development to the north, railway station and railway line to the south, and the A1(M) to the east. Development would effectively constitute rounding off of the settlement north of the railway. Access would only be possible through the adjacent site HG1-306 to the north east.
HG2-127	4200B	Newtown Farm, Micklefield	1.57	42	n/a	Smaller Settlement Extension	Greenfield	Green Belt site, but due to the location between existing houses and the A1(M), would have limited impact on the Green Belt. Consideration needs to be given to whether ongoing agricultural use would be possible on adjacent site 4200A if HG2-127 restricts farm vehicle access.
HG2-128	3109C	Selby Road/Leeds Road, Kippax	1.47	40	A	Smaller Settlement Extension	Greenfield	Green Belt site in agricultural use. Development would not result in coalescence of Garforth and Kippax. Existing development to the west and south so relates well to the existing settlement pattern and has suitable access and strong defensible boundaries.
HG2-129	265	Ash Tree Primary School, Kippax	0.55	22	n/a	Smaller Settlement Infill	Brownfield	Brownfield site of demolished former school. LCC is to market for sale for elderly accommodation.
HG2-130	5013	Land at 25 - 29 high Street, Kippax	0.4	16	n/a	Smaller Settlement Infill	Brownfield	Brownfield garage site containing some buildings and hardstanding and a few trees on boundaries. Suitable in principle for residential use.
HG2-131	3100B	Whitehouse Lane, Great Preston	1.16	40	G	Other Rural Infill	Greenfield	25% in Green Belt, 75% within existing settlement. Well related to the settlement.

9 - Outer South East

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-132	1175A	Brigshaw Lane (land to east of), Kippax	3.03	76	A	Smaller Settlement Extension	Greenfield	Green Belt site, agricultural field with road frontage. Set to the south of settlement which could lead to further sprawl due to no clear boundary, but is linked to the north and west so relates well to the existing settlement. Adjacent to a Site of Ecological and Geological Importance (SEGI) to the east.
HG2-133	1357	Ninevah Lane, Allerton Bywater	2.92	65	G	Smaller Settlement Extension	Mix 50:50	Green Belt site with strong links to the settlement, connected to residential development to the east and the north and well contained on all sides. Trees line the western boundary creating a natural buffer that would prevent further sprawl. Contains a mix of uses, part greenfield and part brownfield.
HG2-134	827	Carlton View, Allerton Bywater	0.89	25	G	Smaller Settlement Infill	Greenfield	Site within the existing settlement. Outline permission for residential development approved 2006, not built. Suitable in principle for residential use, subject to detailed design to account for Tree Preservation Order on site.
HG2-135	310	Barnsdale Road, Allerton Bywater	1.8	49	G	Smaller Settlement Infill	Brownfield	Brownfield site in employment use between two housing estates (one being a new development) and an office development. Suitable in principle for residential.
HG2-235	5268	Stocks Blocks site, Ninelands Lane, Garforth	7.99	240	n/a	Major Settlement Infill	Brownfield	Brownfield site within the settlement boundary of Garforth. The site is currently in use as a concrete block making premises (Stocks Blocks). However, it is understood that Stocks Blocks are relocating this facility to a site in Cross Green industrial estate (as detailed under recent planning permission ref: 15/05293/FU). As such, the site is considered available.
Housing allocation total:				3026				

9 - Outer South East

Safeguarded land (PAS)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG3-18	2132	Selby Road Garforth	18	500	A	Major Settlement Extension	Greenfield	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. Some brownfield areas containing dwellings and outbuildings but predominantly greenfield containing residential gardens and the majority consisting of fields with some tree cover, these are bordered by trees and a beck to the south east. Some ecology concerns. Highways previously only supported one access into the site which limited the capacity but capacity has now increased. Would need comprehensive masterplan although multiple owners would make this difficult and not allow early delivery. Retain as safeguarded land because on balance there are better sites and strategic options for development earlier than this one.
HG3-19	2131	Moorgate Kippax	10.44	166	A	Smaller Settlement Extension	Greenfield	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not 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, especially because Kippax is a Smaller Settlement within the Core Strategy settlement hierarchy. The site contributes to a reserve of land with potential for longer term development.
HG3-20	1149A	Park Lane / Doctor's Lane (land off), Allerton Bywater	40.56	950	A	Smaller Settlement Extension	Greenfield	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within Green Belt. Split from former single site at Issues and Options, to separate out 1149B which is Green Belt in southern part and is not to be allocated. Large agricultural site with two sections of woodland in the central part, the south east section has a road frontage and is well linked to residential development. Concern at the scale of the site in relation to the size of Allerton Bywater, and including local preference determined to retain as safeguarded land because on balance are better sites and strategic options for development earlier than this one.
Safeguarded land (PAS) total:				1616				

9 - Outer South East

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	352	Swillington Lane (land on west side of), Swillington	0.9	24	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site juts out to the west of Swillington, and is unrelated to the existing settlement form. Development could set a precedent for further Green Belt sprawl.
n/a	1004	Kennet Lane (land to north of), Garforth	3.18	65	A	Major Settlement Infill	Greenfield	Site within existing settlement. Southern half is allocated as N1 greenspace and Local Nature Area on UDP. Greenspace provision has been considered across the HMCA and local preference is to retain as greenspace.
n/a	1007	Selby Road (land south of), Garforth	5.9	133	R	Major Settlement Extension	Greenfield	Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the existing settlement. There is no road frontage to the site for access.
n/a	1013	Goody Cross Lane (land to the south of), Little Preston	1.17	100	A	Smaller Settlement Extension	Greenfield	Green Belt site between Swillington and Little Preston, would significantly reduce the Green Belt gap. As submitted the site has no access to the adopted highway.
n/a	1044	Wakefield Road and Barrowby Lane, Garforth	21.89	575	G	Major Settlement Extension	Greenfield	Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. 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	1100	Wakefield Road - Clearview Farm, Garforth LS25	3.58	47	G	Major Settlement Extension	Greenfield	Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. On its own the site would not relate well to the existing settlement form. The proposed HS2 rail line runs to the north west. 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	1149B	Park Lane / Doctor's Lane (land off), Allerton Bywater	12.33	277	A	Smaller Settlement Extension	Greenfield	Green Belt site. Could constitute rounding off of the settlement with defensible boundaries. However, concern at the scale of the site in relation to the size of Allerton Bywater. On balance there are better sites and strategic options for development elsewhere.
n/a	1165	Barwick Road (land north of), Garforth	9.66	254	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 sprawl 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.

9 - Outer South East

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1169	Hall Farm Road (paddock to the rear of), Micklefield LS25	1.01	27	R	Smaller Settlement Extension	Greenfield	Green Belt site. Whilst the site is well related to the existing settlement pattern, it is subject to a planning obligation requiring its partial retention and laying out as a tree belt in association with an adjacent planning permission. As it has not been possible to secure the provision of the tree belt through voluntary means or court action a compulsory purchase order was made, which was approved following an inquiry in April 2013.
n/a	1173	Honeysuckle Close (adjacent to) , Micklefield (land to south of)	8.3	124	A	Smaller Settlement Extension	Greenfield	Green Belt site. The site is set on the southern edge of Micklefield. Development would extend the settlement significantly to the south and presents a significant encroachment into the Green Belt.
n/a	1175B	Brigshaw Lane (land to east of), Kippax	1.01	32	R	Smaller Settlement Extension	Greenfield	Green Belt site and a protected Site of Ecological and Geological Importance (SEGI) on the existing UDP. West Yorkshire Ecology have objected to its potential development. Site could potentially lead to unrestricted sprawl and performs an important role in safeguarding countryside from encroachment.
n/a	1226	Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25	17.41	457	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 sprawl 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	1232A	Stourton Grange Farm North, Selby Road - Ridge Road, Garforth	137.74	3616	A	Major Settlement Extension	Greenfield	Very large Green Belt site to east of Garforth (split from former single site at Issues and Options, into 1232A north of railway, and HG2-124 (1232B) south of railway). North portion 1232A not as favoured as HG2-124 through local preference, and because it is closer to HS2.
n/a	1237	Astley Lane (land to the north and east of), Swillington,	6.17	137	R	Smaller Settlement Extension	Greenfield	Green Belt site to the south of Swillington. Although it borders an industrial/trading estate, the site is poorly connected with the residential area of Swillington. Development would extend the settlement to the south and could set a precedent for further sprawl to the north and east of the site. Highways concerns regarding poor accessibility.
n/a	1269	Pit Lane and Roman Road (land between), Micklefield	27.66	621	R	Smaller Settlement Extension	Greenfield	Green Belt site. Isolated site, unrelated to the existing settlement of Micklefield. Development would set a precedent for unrestricted sprawl and contribute to the coalescence of Garforth and Micklefield. Highways concerns regarding poor accessibility.

9 - Outer South East

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1270	Pit Lane and The Crescent (land between), Micklefield	14.78	333	A	Smaller Settlement Extension	Greenfield	Green Belt site. The site is adjacent to an existing quarry and slopes steeply because of this. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl. Development would be highly visible due to the height and sloping nature of the land.
n/a	1276	Newfield Lane - land at Manor House Farm, Ledsham	0.73	20	P	Other Rural Extension	Greenfield	Green Belt. Site sieved out. Not within settlement hierarchy.
n/a	1277	Claypit Lane, Hill Top Farm, Ledsham	3.29	74	P	Other Rural Extension	Mixed	Green Belt. Site sieved out. Not within settlement hierarchy.
n/a	1321	Moorleigh Drive, South of Pondfields Drive, Kippax	0.33	13	R	Smaller Settlement Infill	Greenfield	Site is part of a larger UDP N1a allotment allocation and local preference is for retention as such. The allotments are designated as green space in the Site Allocations Plan. Development would be set within the middle of the allotment area, so likely to set a precedent for further pressure to release adjacent land.
n/a	1366	Selby Road (land south of), Garforth , LS25 1	1.06	38	G	Major Settlement Infill	Brownfield	A three part brownfield site located within the settlement boundary. Two sites contain existing residential dwellings and the other is surrounded by houses. Originally submitted as a way to improve access into the larger safeguarded land site to the south (HG3-18). Not allocated because HG3-18 is to be retained as safeguarded land, and therefore the site is not needed for access in the plan period.
n/a	2032	Lotherton Way, Ash Lane, Garforth	0.72	23	A	Major Settlement Infill	Greenfield	Within the existing settlement. Concerns over access and without use of adjacent site 2091 (not to be allocated) there is little scope to improve.
n/a	2091	Aberford Road, Garforth LS25	1.73	55	A	Major Settlement Infill	Greenfield	Within existing settlement. Currently in use as playing pitches and local preference for their retention. Designated as green space in the Site Allocations Plan.
n/a	2156	North of Lotherton Way, Hawks Nest Wood (west off), Garforth	36.34	954	A	Major Settlement Extension	Greenfield	Large Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. 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	2157A	Ridge Road, East of	28.06	631	A	Smaller Settlement Extension	Greenfield	Large Green Belt site. It has a long road frontage but would significantly extend Micklefield to the west and north, without strong defensible boundaries to prevent further sprawl into the Green Belt gap between Garforth and Micklefield. Major site HG2-124 chosen on balance as a better site for development, and allocating both sites would greatly increase coalescence.

9 - Outer South East

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	2157B	Ridge Road, East of	105.92	2383	R	Smaller Settlement Extension	Greenfield	Major Green Belt site. It is disproportionate in size and not well related to the settlement of Micklefield. It would result in a substantial incursion into Green Belt and significantly reduce the gap between Micklefield and Garforth. The proposed HS2 rail route runs through the northern part of the site. Major site HG2-124 chosen on balance as a better site for development, and allocating both sites would greatly increase coalescence.
n/a	3096	King Edward Avenue, Allerton Bywater	3.36	76	R	Smaller Settlement Extension	Greenfield	Green Belt site. It relates poorly to the existing settlement and extends beyond the tree lined buffer on its western boundary that acts as a strong defensible boundary. Flat 'C' shaped site with an unusual boundary that doesn't relate well to the existing features on the ground. Further encroachment into the Green Belt would impact on the countryside and the existing Site of Ecological and Geological Importance (SEGI) to the south.
n/a	3100A	Whitehouse Lane, Swillington	1.95	70	R	Other Rural Extension	Greenfield	Green Belt site. Very steep gradient prohibiting development and does not relate well to the existing settlement pattern.
n/a	3101	Preston Lane, Great Preston	19.46	628	R	Other Rural Extension	Greenfield	Large Green Belt site to the south west of Great Preston. The site has no existing defensible boundary and would set a precedent for further sprawl. Development would not relate well to the existing settlement pattern and cuts across several fields. Site also contains mature trees.
n/a	3102	Woodlands View, Kippax	1.52	48	R	Smaller Settlement Extension	Greenfield	Green Belt site to the south of Kippax. Sloping site. No existing defensible boundary. Development would not relate well to the existing settlement form and could set a precedent for further sprawl.
n/a	3103	Sandgate Lane, Kippax	2.14	56	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site is not connected to the settlement and adjoins a heavily treed area to the south, this separates the site from Kippax and prevents any road access being available. Development would represent an island unrelated to the existing settlement. To the north there is no visible boundary on the ground, as the site cuts through a series of fields. Development would only be possible through neighbouring site HG3-19 but this is designated as safeguarded land.
n/a	3104	Sandgate Rise, Kippax	5.6	147	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site has no existing defensible boundary so development would lead to a high risk of further sprawl. Development would be unrelated to the existing settlement form. Access issues, limited road frontage.
n/a	3105	Sandgate Drive, Kippax	2.08	55	R	Smaller Settlement Infill	Mixed	Site is a UDP N1a allotment allocation and local preference is for retention as such. The allotments are proposed for greenspace designation in the SAP. The site boundary contains existing dwellings.

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

9 - Outer South East

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3106	Selby Road, Swillington	82.44	1916	R	Main Urban Area Extension	Greenfield	Major Green Belt site. It relates poorly to Garforth and would result in a significant isolated finger of development encroaching into the Green Belt to the west of Garforth, eroding the gap between Garforth and East Leeds and leading to the coalescence of settlements. The site has no existing defensible boundaries. The western part of site is affected by the proposed HS2 rail route.
n/a	3107	Selby Road (N), Garforth	2.2	58	R	Major Settlement Extension	Greenfield	Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. A large portion of the site is covered with trees.
n/a	3108	Selby Road (S), Garforth	0.57	18	R	Major Settlement Extension	Greenfield	Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. It is also covered with dense trees.
n/a	3109A	Selby Road/Leeds Road, Kippax	11.31	140	A	Smaller Settlement Extension	Greenfield	Green Belt site contained on the west and eastern boundaries but which would create significant encroachment and would lead to further pressure for release of land to the north and south. Highways concerns over access.
n/a	3109B	Selby Road/Leeds Road, Kippax	65.57	1721	R	Major Settlement Extension	Greenfield	Major Green Belt site that if developed would lead to complete coalescence of Garforth and Kippax, contrary to one of the key functions of Green Belt.
n/a	3112	Wakefield Road, Garforth	9.27	243	A	Major Settlement Extension	Greenfield	Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. On its own the site would not relate well to the existing settlement form. 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	3113	Barrowby Lane, Garforth	0.57	18	A	Major Settlement Extension	Greenfield	Green Belt site. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. The proposed HS2 rail line runs to the north and highways concerns regarding access and accessibility. 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.

9 - Outer South East

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3115	New Hold, Garforth	2.58	68	R	Major Settlement Extension	Greenfield	Green Belt site. The site is isolated and unrelated to the existing settlement, with no road access and poor accessibility. The site provides access to the countryside and Hawks Nest Wood. The site has no existing defensible boundaries. It would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. The proposed HS2 rail line 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	3116	Pit Lane, Micklefield	5.66	127	R	Smaller Settlement Extension	Greenfield	Green Belt site which relates poorly to settlement, only connected partially on one side and high potential for further sprawl. Highways concerns over access.
n/a	3117	Selby Road, Garforth	1.29	40	R	Major Settlement Extension	Greenfield	Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the existing settlement. There is no road frontage to the site for access. A large portion of the site is covered with trees.
n/a	3308	Land south of Micklefield	0.79	21	P	Other	Greenfield	Green Belt. Sieved out site. Not within the settlement hierarchy.
n/a	3321	Berry Lane, Great Preston	3.23	84	A	Other Rural Extension	Greenfield	Green Belt site in the centre of Great Preston consisting of fields and wrapping round a cricket ground / pitch to the north and further fields to the south. It has strong links to the settlement, bordered on three sides by housing. However, given the location so close to Allerton Bywater, development would reduce the separation between the two settlements with concerns over potential for coalescence.
n/a	3441	Land at Hall Lane Ledston	3.85	87	P	Other Rural Extension	Greenfield	Green Belt. Sieved out site. Not within the settlement hierarchy.
n/a	3450	Land to the north of Station Road, Kippax/Great Preston	12.43	326	R	Smaller Settlement Extension	Greenfield	Green Belt site separating Great Preston and Kippax. Housing on three sides and fields to north. Development of the site would lead to complete coalescence of Kippax and Great Preston.
n/a	3463	Land North of Brigshaw High School, Allerton Bywater	4.76	125	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development would lead to the coalescence of Great Preston and Allerton Bywater. There is only a small existing gap separating the settlements so the retention of this site is important.

9 - Outer South East

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	4200A	Newtown Farm, Micklefield	1.03	28	n/a	Smaller Settlement Extension	Greenfield	Green Belt site. To the west the boundary is a natural limestone crag which drops down a few meters to the access road beyond. No road frontage and access only through field to the south. Notwithstanding that the site is within the 'boundary' of the A1M and so sprawl would be contained, development would greatly impact on the Green Belt due to its situation high on top of the crag, compared to surrounding properties and HG2-127.
n/a	4250	Gibson Lane/Sandygate Terrace, Kippax	1.49	100	n/a	Smaller Settlement Infill	Greenfield	Site is a UDP N1a allotment allocation and local preference is for retention as such. The allotments are proposed for greenspace designation in the SAP.
n/a	4258	Land Adjacent Barrowby Lodge, Garforth	14.39	378	n/a	Major Settlement Extension	Greenfield	Green Belt site. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. 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	5002	Green lane, Kippax	2.61	69	n/a	Smaller Settlement Extension	Greenfield	Green Belt site. The site is not well connected to the built up area and only borders it on one side. The development of this site would not constitute rounding off and would lead to urban sprawl and potential for further development pressure on adjacent fields.
n/a	5012	Fairview Farm , Wakefield Road	0.74	23	n/a	Major Settlement Extension	Greenfield	Green Belt site. Site is isolated and unrelated to the existing settlement, with an important strategic purpose in keeping the gap between settlements open. 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	5253	Ninevah Lane, Allerton Bywater	0.58	16	n/a	Other Rural Extension	Mix 60:40	Green Belt site. At present, Ninevah Lane acts as a relatively strong defensible boundary to prevent development from encroaching south. If the site were built out it would put pressure on surrounding land as there is little to contain development and could lead to unrestricted sprawl.
n/a	5265	Leeds Road, Swillington	30.2	679	n/a	Other Rural Extension	Mix 30:70	Green belt site. The site would have been sieved out at Issues and Options stage as it is not within settlement hierarchy and the the location does not align with the spatial development strategy. The site is isolated and would significantly reduce the Green Belt gap between Garforth and Swillington.
n/a	5267	Land north of Barrowby Lane, Garforth	5.26	138	n/a	Major Settlement Extension	Mix 50:50	Green Belt site. Narrow strip of land to the west of Garforth, following the line of the railway. Redrawing the Green Belt boundary so exclude the site would represent a 'finger like' extension into the Green Belt which could set a precedent for sprawl.

9 - Outer South East

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	5296	Milestone Farm and the Barn, Sandgate Lane, Kippax	1.05	28	n/a	Other Rural Infill	Mix 60:40	Green Belt site. Isolated site located to the east of Garforth, along Selby Road. In light of the proposed allocation to the north (HG2-124), the site will be connected to the built up area. However, part of the justification behind HG2-124 is that the A63 Selby Road will provide a defensible boundary containing development. If the site were allocated, it would set a precedent for developing south of the A63.
n/a	5308	Manor Farm Allerton Bywater	0.77	21	n/a	Smaller Settlement Infill	Mix 70:30	
Not allocated for housing total:				18565				

9 - Outer South East

Not allocated for mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	CFSM021	Land Off Wakefield Road, Garforth	21.81	0	u		Greenfield	Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. 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	CFSM028	Land North of Garforth, Leeds	46	0	u		Greenfield	Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. 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.
Not allocated for mixed use total:				0				

10 - Outer South West

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-283	503	Sharp Lane C	1.96	42	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-323	52	Whitehall Road - The Print Factory , Lower Wortley	0.52	15	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-324	608	Whitehall Road - Dunlop and Ranken LS12	7.15	1	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-325	637	Royds Lane, Wortley, LS12	5.34	154	G	Main Urban Area Infill	Mix 70:30	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-327	481	Barkly Road LS11	0.54	25	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-328	HLA2104510	Green Lane LS11	0.11	13	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-329	HLA2104900	1 Low Moor Terrace, Dewsbury Road,Hunslet, Leeds,LS11 7E	0.02	5	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-330	5189	Drighlington Junior School, Whitehall Road, Drighlington, Bradford, BD11 1LN	0.37	9	n/a	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-331	5113	2 Back Lane, Drighlington, BD11 1LS	0.46	6	n/a	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-332	533	Whitehall Road, Drighlington	1.28	29	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-333	1077	Old Lane - Nethertown Pig Farm, Drighlington BD11 1LU	1.22	23	G	Smaller Settlement Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-334	5131	Reedsdale Gardens, Gildersome	0.4	15	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-335	5100	Leeds Valve Co Ltd, 23 - 25 Town End, Gildersome, Morley, Leeds, LS27 7HF	0.28	9	n/a	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-336	3216	Wakefield Road, Drighlington	0.31	5	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-337	HLA2303730	224 Wakefield Rd Drighlington	0.07	5	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

10 - Outer South West

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-338	1126	Bradford Road (land at), Drighlington	0.85	26	G	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-339	3218	18 Bradford Road, Gildersome	0.3	4	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-340	3428	Land off Daisy Hill Close, Morley, Leeds	0.61	14	G	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-341	338	Daisy Hill, Churwell, Morley	1.94	92	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-342	3224	Hilltop Gar, Victoria Road, Churwell	0.31	3	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-343	HLA2304180	Chapel Hill, Morley LS27 9JH	0.08	1	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-344	563	Albert Road, Morley	0.8	40	G	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-345	HLA2304270	Kennedys Mill, Albert Road, Morley, Leeds, LS27 8PF	0.14	5	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-346	4198	St Marys Congregational Church, Morley	0.73	18	n/a	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-347	HLA2304260	Commercial Street, Morley, Leeds, LS27 8HX	0.05	6	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-348	HLA2304280	Former Peel Court Residential Home, 84 Peel Street, Morley, Leeds	0.07	9	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-349	5137	SOUTH PARADE MORLEY	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
HG1-350	547	South Street - Park Mills, Morley	0.4	33	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-351	1285	Owlers Farm PAS , Wide Lane, Morley	3.82	114	G	Major Settlement Extension	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-352	5107	Middleton Park Grove, Middleton	0.4	12	n/a	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

10 - Outer South West

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-353	509	Lingwell Road, Middleton LS10	5.96	128	LG	Main Urban Area Infill	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-354	4031	Thorpe Road, Thorpe Crescent, Thorpe View, Middleton	0.62	25	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-356	501	Sharp Lane A	5.78	122	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-357	502	Sharp Lane B	9.37	105	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-358	3185	Beech Works, Worrall Street, Morley	0.31	11	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-359	552	Parkfield Mills Fountain St Morley	0.83	8	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-360	3188	Corporation Street, Morley	0.36	22	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-361	559	Chartists Way, Morley	0.91	51	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-362	HLA2304170	Land Adj To 5 King Street Morley	0.09	9	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-363	HLA2302950	South Queen Street Morley	0.11	44	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-364	HLA2304310	Land At Junction Of St Pauls Street, South Queen, Street, Morley, Leeds	0.07	7	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-365	HLA2304210	THE FORMER SYCAMORE PUBLIC HOUSE, HIGH STREET, MORLEY, LEEDS	0.07	6	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-366	5133	Bridge Street Morley	0.25	11	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-367	HLA2303950	Hollow Top Mill Bridge Street Morley	0.14	9	LG	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-368	2100A	Throstle Lane Playing Fields, Middleton LS10	4	140	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

10 - Outer South West

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-369	493	Milner Lane, Robin Hood	2.26	72	LG	Smaller Settlement Infill	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-370	1281A	Bruntcliffe Road, Morley	7.76	173	LG	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-371	1281B	Bruntcliffe Road, Morley	2.04	61	G	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-372	4187	Cross Hall School House, Morley	0.41	13	n/a	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-373	5191	Summerfield Court Residential Home, Britannia Road Morley, Leeds, LS27 0DN	0.16	7	n/a	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-374	516	Lingwell Gate Lane, Thorpe	2.43	9	LG	Other Rural Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-375	3350	309 Leeds Road Lofthouse	0.3	5	A	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-376	3222	Blackgates, Bradford Road, Tingley	0.29	4	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-377	3212	Common Lane, East Ardsley	0.32	10	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-378	494	Ardsley Sidings, East Ardsley	6.65	174	LG	Smaller Settlement Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-379	495	Fall Lane (West), East Ardsley	7.61	64	LG	Smaller Settlement Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-380	5132	Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 0NX	0.87	8	LG	Other	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-381	4052	Syke Road, Woodkirk	0.33	6	G	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-382	525	Haigh Moor Road / Westerton Road	4.05	5	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-383	1330A	Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF Plan App 12/01850/RM	1.31	32	n/a	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

10 - Outer South West

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-384	HLA2304220	7 & 9 HAIGH MOOR ROAD, WEST ARDSLEY, WF3 1ED	0.16	5	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-385	1038	Waterword Close (7a), Tingley WF3 1QL	0.64	12	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-386	4186	Westerton Rd and Waterwood Close, Tingley	0.32	14	n/a	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-387	544	Bradford Road, East Ardsley	0.42	12	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-388	5117	Timber Tops Forsythia Avenue East Ardsley	0.22	8	n/a	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-389	5130	Fall Lane, East Ardsley	0.22	35	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-390	527	Ardsley Common, Bradford Road	2.5	10	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-391	HLA2304230	BRAMLEY HOUSE, REAR OF 31/93 BRADFORD ROAD	0.13	7	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-392	375	Main Street - The Old Hall Yard, East Ardsley WF3 2AP	0.67	6	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-393	551	Baghill Lane - Manor House Farm, West Ardsley	0.63	6	n/a	Smaller Settlement Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-394	536	Woolin Crescent, West Ardsley	1.05	28	G	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-395	3214	Batley Road, W Ardsley	0.32	5	LG	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-396	HLA2304330	Land Adjacent 10 Woollin Avenue West Ardsley WF3 1EX	0.12	6	LG	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-467	5202	Former Railway Public House, Moor Knoll Lane, East Ardsley, WF3 2ED	0.38	14	n/a	Smaller Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-478	5228	Land Along Park Wood Road, Beeston, Leeds, LS11	0.42	18	n/a	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

10 - Outer South West

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-487	5237	Freedom House, 111 Bradford Road, Tingley, WF3 1SD	0.24	5	n/a	Smaller Settlement Infill	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-513	1064A	Bruntcliffe Road and Scott lane, Morley Leeds LS27	5.16	115	R	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-514	1320	Albert Drive - Low Moor Farm, Morley	7.23	185	G	Major Settlement Extension	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-516	550	Rein Road (32-34), Morley	0.42	11	P	Major Settlement Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-517	1319	Albert Road (land north of), Morley	2.58	63	A	Major Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
Identified housing total:				2648				

10 - Outer South West

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-136	1171B	Whitehall Road (south of) - Harpers Farm	10.66	279	G	Main Urban Area Extension	Greenfield	Green Belt site. Relates well to main urban area. Existing development on three sides of site, so relatively well contained.
HG2-137	3386	Royds Lane, Wortley, Leeds	3.65	111	A	Main Urban Area Infill	Brownfield	The site is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential use in principle.
HG2-138	4002	Park Lees site, St Anthony's Road, Beeston	0.51	18	G	Main Urban Area Infill	Brownfield	Previously a care home and now vacant. The site is otherwise suitable for residential development in principle.
HG2-139	341	Old Lane - Jubilee Works, Beeston	1.23	44	A	Main Urban Area Infill	Brownfield	Cleared and vacant site. Pending application for supermarket which was recommended for refusal (out of centre site). Residential development considered acceptable in principle.
HG2-140	3394	Dewsbury Road, Leeds, LS11 7DF	1.85	60	G	Main Urban Area Infill	Brownfield	Brownfield site, within the urban area. Suitable for residential use in principle.
HG2-142	333	Whitehall Road (off), Drighlington BD11 1BX	1.58	49	G	Smaller Settlement Infill	Brownfield	Site within the existing settlement. Noise from the neighbouring factory use would need to be mitigated as part of any future planning application (previously refused permission on these grounds). Otherwise, residential development acceptable in principle.
HG2-143	2124_3003	King Street/Spring Gardens Drighlington	10.77	250	n/a	Smaller Settlement Extension	Greenfield	Site within existing settlement. Residential use is considered acceptable in principle. Part of the site is designated as Protected Areas of Search (PAS) on the existing UDP.
HG2-144	1344	Westfield Farm, Drighlington	0.57	17	G	Smaller Settlement Extension	Greenfield	Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.
HG2-145	3000_3064	Bradford Road/Wakefield Road Gildersome	19	393	n/a	Smaller Settlement Extension	Mix 80:20	Green Belt site adjoining residential development to the east and south, with a cricket ground to the north. The site is relatively well contained and would have relatively limited impact on the Green Belt providing a comprehensive development. Whilst release of the site would be of significant scale, development could effectively 'round off' the settlement.
HG2-146	3378	Gelderd Road, Leeds	3.81	85	G	Smaller Settlement Infill	Brownfield	Brownfield site within the urban area, adjoining residential development to the north and east. Residential development considered acceptable in principle.
HG2-147	1200A	Highfield Drive/Harthill Lane (land off), Gildersome	3.42	76	G	Smaller Settlement Extension	Greenfield	Green Belt site. Development would partially round off the existing settlement.
HG2-148	3060A	Gelderd Road/M621, Gildersome	7.86	203	R	Smaller Settlement Extension	Greenfield	Green Belt Site. Reduced site size retains the separation between Gildersome and Drighlington and links with existing settlement.

10 - Outer South West

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-149	1282	Lane Side Farm, PAS Morley	20.64	542	G	Major Settlement Extension	Greenfield	The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Flat agricultural land, between residential developments. Change in levels from road to site. No Highways issues.
HG2-150	1220A	Churwell (land to the east of) LS27	10.44	205	A	Major Settlement Extension	Greenfield	Green Belt site. The site has a road frontage, bounded by the railway to the east and residential development to the west. Development would effectively 'round off' development on Churwell Hill. Retention of the current allotment use on northern corner of the site would need to be considered in any detailed design.
HG2-153	1284A_4211	Albert Drive Morley	4.65	121	n/a	Major Settlement Infill	Mix 30:70	Green Belt site. The site is well related to the existing residential area and development would round off the built up area.
HG2-155	4053	Joseph Priestly College	0.4	14	G	Major Settlement Infill	Brownfield	Existing building should be retained and converted, but suitable for residential in principle.
HG2-156	2036	Rod Mills Lane, High Street, Morley	1.84	15	A	Major Settlement Infill	Brownfield	Site within the urban area. Heavily treed. Existing mill suitable for conversion to residential in principle.
HG2-157	137A	Britannia Road, Morley	1.74	63	G	Major Settlement Infill	Greenfield	Adjacent to existing housing. Acceptable in principle for residential.
HG2-158	141	Tingley Mills, Tingley Common, Morley	0.99	100	A	Major Settlement Infill	Brownfield	Existing mill. Suitable for conversion to residential in principle.
HG2-159	2098A_C	Sissons Farm, Middleton LS10	8.19	222	n/a	Main Urban Area Extension	Greenfield	Green Belt site which would round off the settlement. Site is part of a wider regeneration scheme for this area and development would contribute towards greenspace improvements as part of a wider community benefits package.
HG2-160	4034	Acre Road, Sissons Drive, Middleton	0.36	14	G	Main Urban Area Infill	Brownfield	Flat grassed site in residential area previously occupied by flats. Suitable in principle for residential development.
HG2-161	4035	Throstle Mount, Middleton	0.37	15	G	Main Urban Area Infill	Brownfield	Site is within a residential area, is currently vacant and has had previous permission for housing. Suitable in principle for residential development.
HG2-164	4032	Thorpe Road, Thorpe Square, Middleton	0.72	26	G	Main Urban Area Infill	Brownfield	Cleared site in residential area currently grassed. Would be suitable for residential development in principle.
HG2-165	4004	Thorpe Hill Farm, Lingwell Gate Lane, Thorpe	2.17	57	A	Other Rural Extension	Brownfield	Green Belt site. Brownfield site, well contained, with road frontage. Development would have limited impact on the openness of the Green Belt as the site is previously developed.

10 - Outer South West

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-166	1029	Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ	0.64	17	G	Other Rural Extension	Greenfield	Green Belt site. Unused area of land adjacent to M1 motorway. Land to north has recently been developed for residential. Development of the site would be a continuation of existing development. No constraints. The site is well contained with existing defensible boundaries.
HG2-167	1143B_D	Old Thorpe Lane (land at), Tingley WF3	28	619	n/a	Smaller Settlement Extension	Greenfield	Green Belt site. The site is well contained by the motorway network, resulting in a low potential for further sprawl. The site is well related to the existing settlement.
HG2-168	3373A	Haigh Wood, Ardsley	4.78	108	G	Smaller Settlement Infill	Greenfield	Designated as N11 - open land on the existing UDP, not within the Green Belt. Site relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the valley to the south. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the valley to the south which should be retained and enhanced.
HG2-169	3373C	Haigh Wood, Ardsley	11.66	262	G	Smaller Settlement Infill	Greenfield	Designated as N11 - open land on the existing UDP, not within the Green Belt. This site relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the valley to the north. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the valley to the north which should be retained and enhanced.
HG2-170	3456A	Land off Haigh Moor Road, Tingley	1.55	41	G	Smaller Settlement Extension	Mix 80:20	Green Belt site. Development of the site would represent partial infill development and would retain the openness between the built up area and reservoir.
HG2-171	1258_2105_336_5_5144	Westerton Road East Ardsley	8.68	195	n/a	Smaller Settlement Extension	Greenfield	Part Green Belt site. The site has a long road frontage and relates well to the existing settlement. Southern area of the site is bounded by tree line. Appropriate boundary treatment required to reinforce Green Belt boundary.

10 - Outer South West

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-172	562	Fall Lane - East Ardsley PS	0.78	25	G	Smaller Settlement Infill	Brownfield	This is a brownfield site set within the existing settlement. Residential development acceptable in principle.
HG2-231	5336	Land at Throstle Terrace, Middleton	0.56	20	n/a	Main Urban Area Infill	Greenfield	Part of the site was green (suitable for housing) at Issues and Options Stage but was too small for allocation. Whilst part of the site was designated for Green Space at a strategic level, it is felt that the regeneration development would bring offsets the loss of green space.
HG2-232	5339	Land at Towcester Avenue, Middleton	1.41	44	n/a	Main Urban Area Infill	Greenfield	This site is not designated Green Space, and is located within the main urban area hence considered suitable for housing allocation.
HG2-233	5165	Land at Moor Knoll Lane East Ardsley	0.36	11	n/a	Smaller Settlement Extension	Brownfield	Brownfield site, well contained, with road frontage. Development would have limited impact on the openness of the Green Belt as the site is currently brownfield.
Housing allocation total:				4321				

10 - Outer South West

Safeguarded land (PAS)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG3-21	2078	Gelderd Road (land to the north of), Wortley LS12	11.63	315	A	Main Urban Area Extension	Greenfield	Green Belt site. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable alternatives preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
HG3-22	2125	Manor House Farm, Churwell	2.94	80	G	Major Settlement Extension	Greenfield	The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the 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.
HG3-23	2127	Tingley Station	43.15	1050	A	Smaller Settlement Extension	Greenfield	The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is located between three settlements (Morley, Tingley and Middleton) and is isolated by the Green Belt and motorway. This lack of connection to the urban area is the main constraint. The site is not required to meet the overall housing requirement over the plan period. There are other more suitable sites preferred for allocation. The site contributes to a reserve of land with potential for longer term development.
HG3-24	1032	Bradford Road (land off), East Ardsley WF3	9.68	218	G	Smaller Settlement Extension	Greenfield	Site is designated a Protected Area of Search (PAS) in the 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.
HG3-25	2128	New Lane, East Ardsley	3.83	90	G	Smaller Settlement Extension	Greenfield	Site is designated a Protected Area of Search (PAS) in the 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.
Safeguarded land (PAS) total:				1753				

10 - Outer South West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	126	Valley Mills, Valley Road, Morley LS27 8AA	3.87	116	R	Major Settlement Infill	Brownfield	Site is within urban area, accessible to Morley town centre. Currently in employment use, bounded by steep hillside to the south and railway to the north. Access is over short, narrow bridge on unadopted private highway. Highways concerned about very poor access.
n/a	137B	Britannia Road, Morley	2.77	87	R	Major Settlement Infill	Greenfield	Site has employment uses to 3 sides including an access road through from the existing employment uses. The preferred use is employment.
n/a	148	Thorpe-on-the-Lane, Thorpe	3.06	54	G	Main Urban Area Extension	Brownfield	This is a vacant brownfield site within Thorpe on the Hill development boundary. Whilst not within Green Belt, the site forms an effective buffer between residential land to the south and a safeguarded Natural Resource and Waste DPD site to the north.
n/a	171	Elwell Street (land off) - Thorpe	0.74	23	P	Other Rural Extension	Greenfield	The site was sieved out at Issues and Options stage as it fell outside the Settlement Hierarchy. Whilst it does not appear to make significant contribution to the Green Belt and is free from major physical constraints, it remains not proposed for allocation because Thorpe is a village outside Settlement Hierarchy.
n/a	173	Main Street (58) - football ground rear of, East Ardsley	1.08	29	R	Smaller Settlement Extension	Greenfield	Green Belt site. No existing defensible south eastern boundary, which could set a precedent for further sprawl. This site has a long history as greenspace use and is designated as greenspace in the Site Allocations Plan. Highways concerns regarding access which would require third party land.
n/a	304	Park Farm Industrial Estate, Westland Road, LS11	0.8	29	R	Main Urban Area Infill	Brownfield	Existing employment site within larger employment area. Employment considered the most appropriate use. Highways concerns regarding poor accessibility of site.
n/a	309	Thorpe Hall, Middleton Lane, Thorpe	4.18	70	A	Main Urban Area Extension	Mixed	Part Green Belt site/part existing UDP employment allocation. Development of the site would extend the settlement to the east and north. Development would need to consider the listed building on site which is paramount to any scheme.
n/a	314	Haigh Moor Road - Boyle Hall, WA	0.91	9	R	Smaller Settlement Infill	Mixed	Site within the existing settlement. Significant tree cover including Tree Preservation Orders (TPOs) on site surrounding the main building which is listed. Highway concerns re poor visibility at access.
n/a	343	Gelderd Road (off), Gildersome	4.42	135	R	Smaller Settlement Infill	Brownfield	Existing employment area. Site has planning permission and work has started with one of the 4 proposed new units now erected.
n/a	1018A	Topcliffe Lane (land at), and Capitol Park (north of) LS27	8.83	231	R	Major Settlement Extension	Greenfield	Green Belt site. Steep sloping site down to beck which provides strong defensible boundary to existing residential area. Performs an important role in safeguarding the countryside from encroachment, and development may lead to further sprawl. Significant tree coverage on northern boundary, with well used public right of way bordering the site.

10 - Outer South West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1018B	Topcliffe Lane (land at), and Capitol Park (north of) LS27	26.84	704	R	Major Settlement Extension	Greenfield	Green Belt site. Existing employment sites to the south contains the development reducing potential for further sprawl. Site is separated by steep gully and beck (site A) from residential area, with much better connection to existing Capitol Park business park. More appropriate for employment use (allocated as EG2-19).
n/a	1043	Thorpe Lower Lane (Pylee House), Robin Hood WF3 3BQ	1.87	58	R	Smaller Settlement Extension	Greenfield	Green Belt site. The whole site is woodland and protected by Tree Preservation Orders. The site is designated as greenspace in the Site Allocations Plan. The site is sloping and has significant constraints. In terms of Green Belt function the site doesn't relate well to the existing linear form of the settlement of Robin Hood and would constitute significant encroachment into the countryside. The site rests within a strategically important strip of Green Belt which defines the western edge of Robin Hood and performs an important buffer function. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood from sites to the north and south.
n/a	1064B	Bruntcliffe Road and Scott lane, Morley Leeds LS27	1.31	11	G	Major Settlement Infill	Greenfield	This site is part of a recent planning permission (12/01332/OT) for residential development and is allocated for housing as part of allocation HG1- 370 and HG1 -371.
n/a	1066	Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3	3.67	97	n/a	Smaller Settlement Extension	Greenfield	Green Belt Site. There is no defensible boundary to the east. Whilst the site is contained by the motorway to the south development would represent an incursion into the strategic greenbelt gap between Kirklees and Leeds.
n/a	1067A	Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3	11.66	262	R	Smaller Settlement Extension	Greenfield	Green Belt site. The original SHLAA submission has been split in two. Site A is isolated and unrelated to settlement and would result in a significant encroachment into the Green Belt which could set a precedent for further unrestricted sprawl.
n/a	1067B	Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3	1.98	53	A	Smaller Settlement Extension	Greenfield	Green Belt site. The original SHLAA submission has been split in two with part B to the north. Development would lead to further sprawl. Highways concerns re suitable access.
n/a	1068	Stoney Lane, East Ardsley, Wakefield WF3	0.77	21	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site backs onto the motorway interchange roundabout, the slip road makes up the southern boundary. The site currently acts as a good buffer between the motorway and residential development. Highways concerns - no suitable access.
n/a	1069	Manor Farm, East Ardsley WF3	3.31	87	A	Smaller Settlement Extension	Mixed	Green Belt site which plays an important role in reducing the potential for further sprawl. Highways concerns re access.

10 - Outer South West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1072	Dewsbury Road, Woodkirk WF12	1.58	43	G	Smaller Settlement Extension	Greenfield	Green Belt site. Development would represent a significant incursion into Green Belt to the West of the A653 and could set a precedent for further sprawl.
n/a	1096	Snittles Farm, New Village Way, Churwell LS27	4.18	93	A	Main Urban Area Extension	Greenfield	Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. Potential noise constraints from the motorway.
n/a	1099A	Hepworth Avenue (land at), Churwell LS27	9.95	231	A	Major Settlement Extension	Greenfield	Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. Steeply sloping site. Potential noise constraints from motorway.
n/a	1099B	Hepworth Avenue (land at), Churwell LS27	3.08	77	A	Major Settlement Extension	Greenfield	Site is not within Green Belt but contained by the motorway to the northwestern boundary and residential to the south east. Sloping site. Potential noise constraints from motorway.
n/a	1112	Asquith Avenue/Gelderd Road (land off), Nepshaw Lane, Gildersome	16.3	428	R	Smaller Settlement Infill	Greenfield	The site is a significant portion of a larger strategic employment allocation which is well located for this use.
n/a	1135	Dewsbury Road - former Woodkirk Station, Woodkirk WF3	4.11	50	R	Smaller Settlement Extension	Greenfield	Green Belt site. Site is raised above surrounding development, steeply sloping and does not relate well to the existing settlement form. Development would result in linear development and set a precedent for further sprawl into Green Belt.
n/a	1143A	Old Thorpe Lane (land at), Tingley WF3	7.23	162	R	Smaller Settlement Extension	Mixed	Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site A is the most northern part and extends up to the boundary with the motorway. It is not as well related to the existing settlement and its release would result in a ribbon development.
n/a	1143C	Old Thorpe Lane (land at), Tingley WF3	1.62	43	R	Smaller Settlement Extension	Greenfield	Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site C is an existing playing pitch and designated as green space on the Site Allocations Plan.
n/a	1143E	Old Thorpe Lane (land at), Tingley WF3	5.07	114	R	Smaller Settlement Extension	Mixed	Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site E is currently in use as a football ground and is designated as green space on the Site Allocations Plan.
n/a	1143F	Old Thorpe Lane (land at), Tingley WF3	11.27	253	A	Smaller Settlement Extension	Greenfield	Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site F is the most eastern part of the site. Whilst contained by development to the south and the motorway, the site only has a small road frontage with the majority of the site set behind existing properties. Development would represent a significant incursion into Green Belt to the East of West Ardsley.

10 - Outer South West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1166	Horsfall Street (land at), Churwell, Morley LS27	1.04	38	R	Major Settlement Infill	Greenfield	Triangular piece of land behind existing residential properties. No suitable access into site.
n/a	1171A	Whitehall Road (south of) - Harpers Farm	6.29	165	R	Main Urban Area Extension	Mixed	Green Belt site. Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development along road frontage.
n/a	1200B	Highfield Drive/Harthill Lane (land off), Gildersome LS27	1.48	39	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.
n/a	1205	Mill Lane (land off), East Ardsley WF3	1.22	33	P	Smaller Settlement Extension	Mixed	Green Belt site. The site was incorrectly shown as a sieved out Minerals safeguarded site at Issues and Options stage. The site is allocated as a safeguarded waste site in the adopted Natural Resources and Waste DPD. In addition to this it is not considered suitable for housing as residential development here would represent an incursion into Green Belt, and the site is also unrelated to the existing settlement pattern at the back of an industrial mill.
n/a	1207	Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw LS11	11.5	334	R	Main Urban Area Infill	Brownfield	The site is within an employment area and it is considered that the site should be retained for future employment use.
n/a	1208	White Rose Shopping , Dewsbury Road LS11	32.63	175	R	Main Urban Area Infill	Brownfield	In current retail use (White Rose Centre)
n/a	1209	Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11	33.32	862	R	Main Urban Area Extension	Mixed	Green Belt site. The site is isolated from the existing built area, and by itself would represent a significant incursion into Green Belt unrelated to the existing settlement form. Development here would significantly reduce the Green Belt gap between Morley and Middleton.
n/a	1220B	Churwell (land to the east of) LS27	17.98	471	R	Main Urban Area Extension	Greenfield	Green Belt site. Development of the site would reduce the gap between Morley/Churwell and the White Rose Centre and set a precedent for further Green Belt sprawl.
n/a	1229	Churwell (land at) - north of Ibbetson Oval and adjacent to M621	2.33	61	R	Major Settlement Extension	Greenfield	Whilst not within the Green Belt, the site is set behind existing residential development and is adjacent to an area of woodland and recreation maintained by Parks and Countryside. No direct access.
n/a	1260A	Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA	2.71	61	n/a	Smaller Settlement Extension	Mixed	Green Belt site. The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Batley Road on the NE boundary forms a defensible greenbelt boundary. Highway concerns re accessibility.

10 - Outer South West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1260B	Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA	54.27	1221	n/a	Smaller Settlement Extension	Greenfield	Green Belt site. The site is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Highway concerns re accessibility. The site has been split and this site B forms the larger of the two sites.
n/a	1266	Wakefield Road (land at), Drighlington	5.5	146	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development would lead to the merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.
n/a	1274	East Ardsley (land north of) WF3	14.53	326	A	Smaller Settlement Extension	Mixed	Green Belt site. Highway concerns re accessibility and access provision. Development would represent a significant incursion into the Green Belt.
n/a	1275A	Wide Lane (land north of), Morley	3.45	90	A	Major Settlement Extension	Greenfield	Green Belt site. The site extends to the east of Morley and has been split into two sections. Site A adjoins the urban area and extends beyond the existing settlement. Development could set a precedent for further sprawl.
n/a	1275B	Wide Lane (land north of), Morley	6.35	166	R	Major Settlement Extension	Greenfield	Green Belt site. The site extends to the east of Morley and has been split into two sections. Site B is the eastern section of site 1275 and provides important separation between settlements.
n/a	1279	Wide Lane - Owlers Farm Extension, Morley	3.45	91	A	Major Settlement Extension	Greenfield	Green Belt site. Development would lead to coalescence of settlements of Morley and Middleton.
n/a	1280	Station Road (land at), Morley	0.59	21	R	Major Settlement Infill	Greenfield	The site is designated as green space on the Site Allocations Plan.
n/a	1283	Lane Side Farm Extension, Morley	29.45	560	R	Major Settlement Extension	Greenfield	Green Belt site. Site falls away steeply down to a railway cutting. Highways concerns re access. Development would represent a major incursion into the Green Belt gap separating Morley and Middleton, contrary to one of the purposes of Green Belts in preventing coalescence of settlements.
n/a	1284B	Albert Drive - Low Moor Farm Extension, Morley	11.57	303	R	Major Settlement Extension	Greenfield	Green Belt site. The site is unrelated to the existing settlement form and development would represent a major incursion into Green Belt, reducing the gap between Morley and Middleton.
n/a	1325	Dewsbury Road (501) LS11 5LL	0.77	28	R	Main Urban Area Infill	Brownfield	The site is located within an existing employment area and is considered more appropriate for employment use.
n/a	1332	Adwalton - Penfields, Drighlington	18.41	414	A	Smaller Settlement Extension	Greenfield	Green Belt site. Highways concerns re poor accessibility and limited access provision. Development would represent a significant incursion into Green Belt to the south of Drighlington.

10 - Outer South West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1334	Pitty Close Farm, Drighlington BD11	14.35	321	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl. Poor site access.
n/a	2037	Fall Lane, East Ardsley	0.61	16	P	Smaller Settlement Extension	Brownfield	Sieved out site. Green Belt. Not within Core Strategy settlement hierarchy.
n/a	2095	Stank Hall Barn, Beeston LS11	8.24	72	R	Main Urban Area Extension	Mixed	Green Belt site, ancient monument and conservation area status covers much of the site. A small element of the site is 3ai (high) flood risk. The site is isolated and is identified as green infrastructure in the Core Strategy. Development would represent a finger incursion into Green Belt, unrelated to the existing settlement form.
n/a	2096	West Wood Road, Middleton LS10	5.92	103	R	Main Urban Area Extension	Greenfield	Green Belt site, between Morley and Middleton. Separated from the urban area with no connections to either settlement (Morley or Middleton). The land is steeply sloping. Release of the site would represent an island of development in the Green Belt gap between Morley and Middleton, totally unrelated to the existing settlement.
n/a	2098B	Sissons Farm, Middleton LS10	26.79	703	R	Main Urban Area Extension	Greenfield	Green Belt site. Original SHLAA submission split into 3. Site B has substantial tree cover and part is situated between the existing and disused railway embankments, making development very difficult.
n/a	2099	Dunningley Hill, Tingley WF3	3.11	82	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site is separated from the urban area by Green Belt and the motorway. Release of the site would result in an isolated island of development, unrelated to the existing settlement. The site is covered by dense woodland. Highway concerns re accessibility and poor access options.
n/a	2100B	Throstle Lane Playing Fields, Middleton LS10	2.27	125	R	Main Urban Area Infill	Greenfield	The site is within the urban area, but is designated as green space on the Site Allocations Plan.
n/a	2104	Leeds Road, Lofthouse WF3	11.84	297	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development of the site would result in the loss of a strong defensible boundary - a former railway line. If breached there is a risk this could set a precedent for sprawl. Part of the site is designated a Local Nature Area in the UDP.
n/a	2114	Gelderd Road, Wortley LS12	1.92	60	R	Main Urban Area Extension	Greenfield	Green Belt site, not well related to the existing settlement, with no defensible boundary. Highway concerns re accessibility and access.
n/a	2155	Ardsley Common (south of)	11.76	246	A	Smaller Settlement Extension	Mixed	Green Belt site. Highway concerns re accessibility and access provision. Development would represent a significant incursion into the Green Belt.

10 - Outer South West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	2159	Whitehall Road, Craven Park, Farnley	21.72	570	R	Main Urban Area Extension	Greenfield	Green Belt site. Isolated site unconnected to the built up area and development could set a precedent for further unrestricted sprawl into the Green Belt. Development would represent an incursion into the Green Belt gap.
n/a	2164	Broad Oaks Farm, Churwell	9.57	251	R	Main Urban Area Extension	Greenfield	Green Belt site. By itself the site is isolated and unrelated to the existing settlement. Development would represent a significant incursion into the Green Belt gap between Morley and Middleton, setting a precedent for further sprawl. Highway concerns re access - no access to adopted highway.
n/a	3007	Land At M621 Junction 27 And Wakefield Road Gildersome Leeds	3.71	97	R	Smaller Settlement Infill	Greenfield	Site is well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.
n/a	3056	Wood Lane, Farnley	21.78	572	A	Main Urban Area Extension	Greenfield	Green Belt site. Development has the potential to lead to unrestricted sprawl.
n/a	3057	Cottingley Springs, Gelderd Road	7.47	196	R	Main Urban Area Extension	Greenfield	Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses. Highways concerns re accessibility.
n/a	3058	Land North of Dean Beck (Including Cottingley Springs) Gildersome	21.18	556	R	Main Urban Area Extension	Mixed	Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Development would represent a significant incursion into Green Belt. Highways concerns re impact on A62/A6120 junction.
n/a	3059	Land between Gelderd and M621 Wortley	6.87	180	R	Main Urban Area Extension	Greenfield	Green Belt site. The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.
n/a	3060B	Gelderd Road/M621, Gildersome	114.55	2951	R	Main Urban Area Extension	Mixed	Green Belt site. The site is a major incursion into Green Belt. Development would significantly reduce the Green Belt gap between Gildersome, New Farnley and Lower Wortley. Preventing coalescence of settlements is one of the purposes of Green belt. Highways concerns re cumulative impact on the A62 and A62/ A6120 junction.
n/a	3061	Cricket Hill Brow, Gelderd Road, Gildersome	2.35	62	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development would not be well related to the existing settlement form and could set a precedent for further sprawl. Unacceptable site access.

10 - Outer South West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3062	Harthill Rise, Gildersome	0.95	30	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site is not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.
n/a	3063	Land north of Harthill Lane, Gildersome	3.79	85	R	Smaller Settlement Extension	Greenfield	Green Belt site. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.
n/a	3068	Valley Road, Morley	2.2	58	R	Major Settlement Extension	Greenfield	Green Belt site. The site is isolated with no road access, and totally unrelated to the existing urban area. The land falls away towards the railway. Development of this site in isolation would result in an island of development surrounded by Green Belt, within the gap between the settlements of Morley and Middleton.
n/a	3069	Wide Lane/Dewsbury Road, Morley	4.72	124	R	Major Settlement Extension	Greenfield	Green Belt site. The site is to the East of Morley along Wide Lane and being the furthest from the urban area release of this site alone would result in an isolated development within the Green Belt gap between Morley and Middleton.
n/a	3075	Whiteways, Thorpe Lane, Middleton	6.79	178	R	Main Urban Area Extension	Brownfield	Green Belt site. Site is currently in use as a scrap yard. Site would require remedial work before any alternative use could be considered. In Green Belt terms the site does not relate particularly well to the existing settlement pattern and development of the site would extend the existing built up urban area to the south.
n/a	3077A	Bulls Head Inn, Dewsbury Road	9.4	246	R	Smaller Settlement Extension	Greenfield	Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site A is set behind the neighbouring residential properties, and there are open fields beyond the site's boundary. Site does not relate well to settlement. Potential for unrestricted urban sprawl and no defensible Green Belt boundary.
n/a	3077B	Bulls Head Inn, Dewsbury Road	4.75	124	R	Smaller Settlement Extension	Greenfield	Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site B is unrelated to the existing settlement. The site slopes steeply towards the beck making any development difficult. Development would set a precedent for further encroachment or sprawl.
n/a	3078A	Upper Green Farm, Syke Road Tingley	5.14	116	A	Smaller Settlement Extension	Greenfield	Whilst at Issues and Options, site A was considered to constitute a partial 'rounding off' of the settlement, development of this site would represent an incursion into the strategic Green Belt gap between Leeds and Kirklees and there are other more suitable Green Belt alternatives.

10 - Outer South West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3078B	Hey Beck Lane, Wakefield	29.62	666	R	Smaller Settlement Extension	Mixed	Green Belt site. SHLAA 3078 has been split into A and B. Site B has poorly defined boundaries and includes roads, dwellings, a sports club and St Marys Church and cemetery. The site relates poorly to the settlement and development would result in a significant incursion into Green Belt, in the strategic gap between Leeds and Kirklees.
n/a	3120	Dewsbury Road, Morley	22.94	602	R	Major Settlement Extension	Mixed	Green Belt site. The north western side of the site is separated from the existing residential area by a steep cutting with a small beck flowing through. The eastern side of the site is dominated by employment uses. The north eastern boundary is tree lined. Development would represent a significant incursion into Green Belt and set a precedent for further sprawl.
n/a	3161	Acre Mount, Middleton	2.22	20	LG	Main Urban Area Infill	Brownfield	Site is changed from identified to not allocated - the majority of the site is to be used for a new school.
n/a	3189	Bridge Street, Morley	0.27	14	G	Major Settlement Infill	Brownfield	Site falls below the threshold for allocation.
n/a	3311	Land at off Gascoigne Road	7.26	191	P	Other Rural Extension	Greenfield	Not within Core Strategy settlement hierarchy and any development would result in a significant incursion into the greenbelt that would result in a significant risk of unrestricted sprawl.
n/a	3313	Batley Road	5.66	127	P	Other	Greenfield	Sieved out site. Green Belt. Not within Core Strategy settlement hierarchy.
n/a	3320	Land off Middleton Lane, LS10 4GY	27.76	624	R	Main Urban Area Extension	Greenfield	Green Belt site. The site is unrelated to the settlement. Development would represent a significant incursion into Green Belt of a scale out of keeping with Thorpe on the Hill to the south, and would set a precedent for further unrestricted sprawl.
n/a	3372	Baghill Road, West Ardsley, Morley	1.27	40	R	Smaller Settlement Infill	Greenfield	Designated as N11 - open land on the existing UDP, not within the Green Belt. Whilst in considering the UDP, the Inspector conceded that development of some of the N11 land for housing could not be ruled out, the importance of open views across the site was emphasised. This site is on the brow of a hill which provides views across and into the site. Development would affect the open character of this part of the wider UDP designation.
n/a	3373B	Haigh Wood, Ardsley	16.42	365	R	Smaller Settlement Infill	Greenfield	Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site B is the central valley. It is important that the openness of the central valley is protected and retained as an attractive local resource. The valley is popular among walkers and cyclists and offers impressive open views.

10 - Outer South West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3383	Howden Clough Road, Leeds	0.73	23	P	Other	Greenfield	Sieved out site. Green Belt. Not within Core Strategy settlement hierarchy.
n/a	3387	Geldered Road, Asquith Avenue, Gildersome, Leeds	11.85	311	R	Smaller Settlement Infill	Greenfield	The site is within the urban area, within an established employment area. It is therefore considered suitable for employment rather than residential use.
n/a	3397	116 Old Lane, Leeds	0.54	19	A	Main Urban Area Infill	Brownfield	Within the urban area. Approved application for foodstore. The site is between a foodstore and employment uses and would therefore be most appropriate for employment use. Highway concerns re residential access through private industrial road. (Also see CF5M023)
n/a	3456B	Land off Haigh Moor Road	12.07	271	R	Smaller Settlement Extension	Greenfield	Green Belt site. The site borders the reservoir and it is considered important to protect the openness between the built up area and reservoir. The path around the reservoir is well used.
n/a	3458	Wood End Farm, South of Whitehall Road, Farnley	13.34	350	P	Other Rural Extension	Greenfield	Not within Core Strategy settlement hierarchy and therefore the location does not align with the spatial development strategy. Any development would lead to a high potential of urban sprawl to the east, west and south of the site.
n/a	3467	Bruntcliffe Road	0.47	16	A	Major Settlement Infill	Greenfield	Site within the urban area. Development would be impractical as access through site is required for the covered reservoir.
n/a	4029	Ravells Works, Whitehall Road	2.76	83	A	Main Urban Area Extension	Greenfield	Green Belt site. The site is in existing employment use, so is not considered to be suitable for residential development.
n/a	4033	Throstle Crescent, Middleton	0.23	9	G	Main Urban Area Infill	Brownfield	Site falls below the size threshold for allocation.
n/a	4054	Peel Street Centre	0.22	8	G	Major Settlement Infill	Brownfield	Site falls below the size threshold for allocation.
n/a	4175	Beeston Park Ring Road, Beeston	1.92	69	n/a	Main Urban Area Infill	Greenfield	Designated greenspace on the Site Allocations Plan providing landscape setting and amenity value for adjoining area.
n/a	4205	Howley Hall Farm, Scotchman Lane, Morley	8.69	228	n/a	Other Rural Extension	Greenfield	Green Belt site. This site represents a major incursion into the Green Belt. The site is isolated and unrelated to surrounding settlements. The presence of a railway ventilation shaft on the site presents an additional constraint to development.
n/a	4206	Land off Asquith Ave, Morley	1.02	32	n/a	Major Settlement Extension	Greenfield	Green Belt site. The site is an isolated location not connected to the existing built up area and has poorly defined boundaries. Development of the site would lead to unrestricted urban sprawl

10 - Outer South West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	4208	Daisy Hill Avenue, Morley	0.97	30	n/a	Major Settlement Extension	Greenfield	Green Belt site. The site has poorly defined boundaries. The development of this site would lead to unrestricted sprawl further into the Green Belt.
n/a	4209	Land off A650 Drighlington bypass	10.89	285	n/a	Smaller Settlement Extension	Greenfield	Green belt site. Whilst the site is contained on either side by the motorway network, development would represent an incursion into the strategic Green Belt gap between Leeds and its neighbouring authority Kirklees.
n/a	4252	Sherwood Industrial Estate	1.26	40	n/a	Smaller Settlement Infill	Brownfield	In existing employment use, so not considered suitable for residential use.
n/a	4256	Sharp House Road, Belle Isle	2.73	72	n/a	Main Urban Area Extension	Greenfield	Green Belt site. Development would lead to unrestricted urban sprawl and an incursion into the Green Belt between Belle Isle and Robin Hood.
n/a	5000	Healey Croft Lane, East Ardsley	4.81	108	n/a	Smaller Settlement Extension	Greenfield	Green Belt site. Development of this site would compromise the openness and permanence of the Green Belt leading to unrestricted sprawl.
n/a	5008	Westland Road	2.03	61	n/a	Main Urban Area Infill	Mix 50:50	Site has become EG2-26.
n/a	5143	Mushroom Farm Old Lane Drighlington	1.98	53	n/a	Other Rural Extension	Mixed	Not within Core Strategy settlement hierarchy and the site is separate from the existing Green Belt boundary of Drighlington and as such would be an isolated site in the Green Belt. This could lead to unrestricted urban sprawl and would create an illogical GB boundary.
n/a	5261	Land adjacent to Thorpe Hall, Thorpe Lower lane, Thorpe -on -the Hill	0.82	26	n/a	Other Rural Infill	Greenfield	Sot in settlement hierarchy. Green Belt site. Development would represent a significant incursion into Green Belt and could set a precedent for further sprawl.
n/a	5288	Dewsbury Road, WoodKirk	1.26	34	n/a	Other Rural Extension	Brownfield	Development would represent a significant incursion into Green Belt to the West of the A653 and could set a precedent for further sprawl.
n/a	5291	Land between Old Lane and Whitehall Road, Drighlington	3.2	72	n/a	Other Rural Infill	Greenfield	The site is not within the Core Strategy settlement hierarchy and therefore would have been sieved out at Issues and Options as Green Belt. Discounted site 5143 forms half of the site, which was discounted at the Issues and Options stage for the reasons stated above.
n/a	5306	Land off Sharp Lane, Robin Hood	0.82	26	n/a	Smaller Settlement Extension	Greenfield	The site rests within a strategically important strip of green belt which defines the western edge of Robin Hood and performs an important buffer function. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood.

10 - Outer South West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	5313	Baghill Road, West Ardsley	0.86	23	n/a	Smaller Settlement Infill	Greenfield	Designated as N11 - open land on the existing UDP, not within the Green Belt. Whilst in considering the UDP, the Inspector conceded that development of some of the N11 land for housing could not be ruled out, the importance of open views across the site was emphasised. This site is on the brow of a hill which provides views across and into the site. Development would affect the open character of this part of the wider UDP designation. There are also significant issues with highway access to the site.
n/a	5315	Land on Thorpe Lower Lane and Lingwell Gate Lane, Thorpe on the Hill	7.79	204	n/a	Other Rural Extension	Mix 50:50	Vacant site consisting of a large area of brownfield land. Site is immediately bordered by agricultural land (Green Belt) to the east and north, recent housing development to the south, and general employment use to the west opposite to Lingwell Gate Lane. The western part of the site has previous waste use and is a current Safeguarded Waste site. The eastern part of the site is currently in the UDP Green Belt. Given that the western part is safeguarded for waste use, residential development on the eastern part would not be compatible. See response to EG2-21 and xEG1-61. Assessment summary
n/a	5321	Asquith Avenue, Gildersome	6.2	163	n/a	Smaller Settlement Infill	Greenfield	Greenfield site bordered by general employment, housing and woodland. Site is within the settlement boundary of Gildersome. This site carries an UDPR employment land designation. See response to EG2-23 for further details.
n/a	5328	Allotments site, Scotchman Lane, Morley	1.73	62	n/a	Major Settlement Infill	Greenfield	Whilst this site would be physically suitable for residential development (sounded by residential use and public house, and well served by public transport and existing community facilities), it is a well used allotment. See G404 regarding the loss of green space/ allotment.
Not allocated for housing total:				22923				

10 - Outer South West

Not allocated for mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	CFSM003	Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU	3.66	0	u		Brownfield	Call for sites submission for a mixed use development of 200 dwellings and 11 000sqm of retail space. The site covers site 3386 which is allocated for housing. It is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential use in principle.
n/a	CFSM006	Land Between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome	29.96	0	u		Greenfield	Call for sites - mixed use submission for 400-600 dwellings or flats, B1b/c or B8, offices and retail. See sites 3387 & 1112 above.
n/a	CFSM019	Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF	1.85	0	u		Brownfield	Call for sites submission for residential, offices and retail. Housing allocation HG2-140.
n/a	CFSM023	116, Old Lane, Beeston, Leeds LS11	0.54	0	u		Brownfield	Within the urban area. Approved application for foodstore.
n/a	CFSM040	Wakefield Road, Gildersome, Morley, Leeds	3.31	0	u		Greenfield	Call for sites submission for 100 dwellings, offices and retail. This site covers site 3007 which is not allocated for housing. Site 3007 is well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.
n/a	CFSM046	Cotton Mill and Grove Farm Dewsbury Road, Leeds	32.58	0	u		Brownfield	Call for sites submission for residential, retail and leisure. It covers site 1208 which is not allocated for housing due to its current retail use (White Rose Centre).
n/a	CFSM047	White Rose Shopping Centre Dewsbury Road, Leeds	32.78	0	u		Mixed	Call for sites submission for residential, retail, leisure and complementary commercial uses. It covers site 1209 which is not allocated for housing and is a Green Belt site. The site is isolated from the existing built area, and by itself would represent a significant incursion into Green Belt unrelated to the existing settlement form. Development here would significantly reduce the Green Belt gap between Morley and Middleton.
Not allocated for mixed use total:				0				

11 - Outer West

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-130	1337	Harrogate Road - Stylo House Apperley Bridge Bradford BD10	0.9	17	G	Main Urban Area Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-131	602	Pollard Lane LS13	2.22	179	LG	Main Urban Area Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-132	HLA2503350	Ross Studios, Rodley Lane, Rodley, Leeds	0.13	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-133	2121	Calverley Lane, Farsley	2.75	47	A	Main Urban Area Extension	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-134	645	Bagley Lane, Farsley	1.67	45	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-135	5110	Springfield Iron Works, Bagley Lane, Farsley	0.4	11	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-136	658	Bank Bottom Mills, Farsley	0.87	32	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-137	652	Cherry Tree Drive, Farsley	0.48	13	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-138	648	Cherry Tree Drive, Farsley	0.42	10	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-139	5120	Whitecote Hill LS13	0.24	5	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-140	3304	The Old Vic, 17 Whitecote Hill, Bramley, Leeds	0.33	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-141	HLA2405290	Hayley's Yard, Upper Town Street Bramley	0.18	10	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-142	163	Broad Lane (139) - Salvation Army, Bramley	0.68	83	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-143	3305	Victoria Park Avenue, Bramley	0.77	21	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-144	587	Broad Lane, Bramley LS5	0.86	19	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

11 - Outer West

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-145	625	Canal Wharf, Wyther Lane LS5	1.12	84	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-146	HLA2405460	Former Lord Cardigan Public House, Hough Lane, Bramley, Leeds	0.19	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-147	HLA2405050	BRAMLEY DISTRICT CENTRE LS13	0.03	36	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-148	3303	Former Raynville Hotel, Raynville Drive, Bramley, Leeds, LS13 2QE	0.26	14	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-149	3302	New Street, Farsley, Pudsey, LS28 5DJ	0.25	10	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-150	24	Newlands - Farsley Celtic AFC, Farsley	0.58	14	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-151	5114	Land And Premises Opposite 60 To 68, Half Mile Lane, Stanningley, Pudsey	0.35	12	n/a	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-152	636	Broad Lane - Westfield Mill LS13	1.99	133	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-153	HLA2404670	Brown Cow Ph Stanningley Rd Pudsey	0.16	18	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-154	242	Fairfields, Fairfield Grove, Bramley	2.75	16	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-155	613	Elder Road / Swinnow Road LS13	0.83	25	A	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-156	26	Swinnow Road - land north of Morrisons	0.69	25	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-157	3196	Elder Road, LS13	0.38	22	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-158	4199	Town End Works, Bramley	0.25	28	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-160	HLA2405140	Hisco Works Aston Mount LS13	0.07	5	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

11 - Outer West

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-161	649	Charity Farm, Swinnow	3.21	50	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-162	678	Bradford Road (83-105), Stanningley	1.17	78	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-163	HLA2405090	Vernon Place LS28	0.06	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-165	669	Dick Lane - Midpoint, Pudsey	3.11	129	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-166	3344	Land off Waterloo Mount, Pudsey LS28	0.46	22	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-167	5119	Ingham's Avenue, Waterloo Mount & Grove	1.02	24	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-168	646	Delph End, Pudsey	1.42	38	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-169	4193	Land At Waterloo Road and Gibraltar Road, Pudsey	1.09	29	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-170	248	Waterloo Infants School, Waterloo Road, Pudsey	0.78	4	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-171	3208	9 Marsh, Pudsey	0.31	5	LG	Main Urban Area Infill	Mix 80:20	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-172	666	Occupation Lane, Pudsey	2.74	83	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-173	153	Cemetery Road, Pudsey LS28 7HH	4.02	103	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-174	4189	Former Pudsey Grangefield School, LS28 7ND	0.94	49	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-175	3226	Clifton Road, Pudsey	0.3	3	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-176	3209	51-61 Mount Pleasant Road, Pudsey	0.37	5	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

11 - Outer West

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-177	650	Lane End, Pudsey	0.74	20	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-178	671	Lane End, Pudsey	0.52	14	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-179	3179	Former Bowling Green, Intake Road, Pudsey	0.2	4	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-180	5185	Former Garage Site, Harley Green	0.49	8	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-181	656	Pudsey Road, Bramley LS13	1.31	10	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-182	HLA2405190	30 Tower Lane LS12	0.1	5	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-183	41	Moorfield Road -Tower Works LS12 3RS	1	62	A	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-184	255	Far Fold, Theaker Lane LS12	1.32	46	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-185	HLA2405410	The Former Barleycorn, 114 Town Street, Armley, Leeds	0.06	8	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-186	HLA2404440	Oddy's Yard Town Street LS12	0.12	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-187	HLA2405100	43 Carr Crofts LS12	0.04	7	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-188	4197	St Lawrence House, Pudsey	0.24	11	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-189	653	Robin Lane/Longfield Road, Pudsey	0.86	28	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-190	644	Berry Mount, Wood Lane LS12	0.61	12	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-191	HLA2405250	249 Pudsey Road LS13	0.09	5	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

11 - Outer West

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-192	4194	Land Off Tong Way, Farnley	0.38	16	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-193	HLA2405470	Royal Oak, 40 Silver Royd Hill, Wortley, Leeds, LS12 4QQ	0.13	6	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-194	638	Ashley Road LS12	1.42	49	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-195	3202	120-122 Smalewell Road, Pudsey	0.31	4	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-196	3379	Green Lane, Pudsey, Leeds	0.57	14	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-197	5187	Land Off Fartown, Pudsey	0.4	13	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted.
HG1-198	33	Carlisle Road - Daytona Works, Pudsey LS28 8PL	0.53	23	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-199	5118	Roker Lane, Hare Lane	0.37	9	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-200	3203	Lumby Lane	0.3	12	LG	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-201	382	Walmer Grove, Pudsey	1.4	36	G	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-202	HLA2503170	WEASEL PH ROKER LANE PUDSEY	0.15	12	LG	Main Urban Area Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-203	5105	Lawns House, Chapel Lane, Farnley, Leeds, LS12 5et	0.61	8	n/a	Main Urban Area Infill	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-204	HLA2404820	Prospect House Fawcett Lne LS12	0.14	12	LG	Main Urban Area Infill	Mix 70:30	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-205	595	Fawcett Lane - Cliff House, LS12	1.19	7	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-206	64	South Park Mills (15a 15 16 17) - Acrivan Ltd	1.32	14	LG	Other Rural Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

11 - Outer West

Identified housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG1-468	5203	The Swinnow, Swinnow Lane, Swinnow, Leeds, LS13 4QX	0.26	14	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-469	5204	3 Crowther Avenue, Calverley, Pudsey, LS28 5SA	0.44	5	n/a	Smaller Settlement Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-473	5209	Broadlea Street, Leeds, LS13 2SD	0.73	24	n/a	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-476	5226	Land South Of By Pass, Hough End Lane, Bramley, Leeds, LS13 4ET	0.95	36	n/a	Main Urban Area Infill	Mix 80:20	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-488	5238	Block 1, Whingate House, Whingate, Armley	0.38	54	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-497	5249	Former Farnley Working Mens Club, Butt Lane, Farnley, Leeds, LS12 5BD	0.31	8	n/a	Main Urban Area Extension	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-501	5344	Site Of The Former Christ Church Vicarage, Armley Ridge Road, Leeds, LS12	0.39	9	n/a	Main Urban Area Infill	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
HG1-507	5136	Hillside Reception Centre Leeds and Bradford Road Bramley	0.67	20	n/a	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted
Identified housing total:				2243				

11 - Outer West

Identified mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX1-3	626	Abbey Road - Kirkstall Forge LS5	17.47	415	LG	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-4	CFSM051	Town Street, Farsley, Pudsey, Leeds, LS28 5UJ	3.35	12	u	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
Identified mixed use total:				427				

11 - Outer West

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-53	4097	Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge	1.11	32	A	Main Urban Area Extension	Greenfield	Green Belt site. Site adjoins Site HG1-130 (1337) Stylo House, Harrogate Road, Apperley Bridge which is undergoing residential development. This site offers the opportunity to expand site HG1-130 (1337) further, and would be accessed through this adjacent site. The site is adjacent the canal to the north and woods to the east which would effectively prevent further sprawl into Green Belt and contain the site.
HG2-54	1124	Upper Carr Lane (land off), Calverley	0.93	18	G	Smaller Settlement Extension	Greenfield	Green Belt site. Situated between an employment site, residential dwellings and a recent flat conversion, development here would round off the settlement. As the boundary does not project beyond the existing urban area its impact on the surrounding countryside is significantly reduced.
HG2-55	4049	Calverley Lane, Calverley	0.59	18	A	Smaller Settlement Extension	Greenfield	Development of the site would effectively 'round off' the existing settlement pattern and be well contained by existing development to the north west and north east and by the main road to the west. Highways mitigation required.
HG2-56	1193A	Rodley Lane (land at) - Calverley Lane, Calverley LS19	2.03	53	A	Main Urban Area Extension	Greenfield	Green Belt site. Site is related to the existing properties in Rodley and has a well defined field boundary to the west.
HG2-58	1322	Airedale Mills, Rodley	1.93	5	A	Main Urban Area Infill	Brownfield	Brownfield site. Capacity restricted due to access being over a single carriage swing bridge. Development would need to mitigate any potential impact on wildlife corridor
HG2-59	4213	Land at Rodley lane	0.56	17	n/a	Main Urban Area Extension	Greenfield	Green belt site adjacent to main urban area. Road frontage runs along the southern boundary. Surrounded by residential development to east and south, good access to services. Canal to the north encloses the site.
HG2-61	4042A	Raynville Road/Raynville Crescent, Bramley (East)	0.48	15	R	Main Urban Area Infill	Mix 70:30	Site is currently part greenspace and part brownfield site, and is located in a residential area. The brownfield part of this site forms part of a larger brownfield site that has been split in two through the Site Allocations Plan; the western half is excluded from this allocation so that it can be upgraded with the adjacent greenspace (and is identified as Green Space in the Site Allocations Plan), whilst the eastern part and the section of greenspace to the east is allocated as part of this site for redevelopment.
HG2-63	1201	Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3	7.37	196	G	Main Urban Area Extension	Greenfield	Green Belt site, situated on the boundary with Bradford and with existing residential uses to the north west and south east, so relatively well contained and development would not set a precedent for further Green Belt sprawl. Flat site. Achievable access.

11 - Outer West

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-64	4047	Bradford Road, Sunnybank Lane, Pudsey	0.6	22	G	Main Urban Area Infill	Brownfield	Currently unoccupied brownfield employment site in a residential area. Suitable in principle for residential development. Access is achievable from Sunnybank Lane.
HG2-65	4046	Daleside Road, Thornbury, North	3.37	89	A	Main Urban Area Extension	Greenfield	Green Belt site. Development of the site would relate well to the existing settlement and consolidate development being surrounded on three sides by existing residential development. Access possible from Daleside Road but would require extension of existing footway and removal of a number of trees.
HG2-66	2120	Hill Foot Farm, Pudsey	2.68	60	G	Main Urban Area Infill	Greenfield	Largely unused and unkempt area of land within residential area. New residential development has recently been built on the western boundary. Railway line runs along western side of site. Electricity pylon in central area of site reduces capacity of the site. Existing derelict building on the road frontage. No Highways issues raised.
HG2-67	1073A_3440	Owlcotes Farm/Owlcotes Gardens Pudsey	3.27	100	n/a	Main Urban Area Infill	Mix 70:30	Well related to settlement, with existing residential development to western and part of eastern and southern boundaries.
HG2-68	1195	Waterloo Road (land at), Pudsey LS28	1.12	28	G	Main Urban Area Extension	Greenfield	Green Belt site. The site is well contained by trees along the boundary and this limits the potential for unrestricted sprawl into the Green Belt. The site has a road frontage. No Highways issues raised.
HG2-69	3011_4044	Dick Lane Thornbury	7.52	206	n/a	Main Urban Area Extension	Mix 80:20	Majority Green Belt Site. Southern part of site is Brownfield. Strong links to urban area with existing development to north, south and west. Site is well contained by railway line and sloping landform beyond site which will help to contain development and prevent further sprawl into the Green Belt.
HG2-70	3121	Tyersal Lane, Tyersal	0.88	27	G	Main Urban Area Extension	Greenfield	The site is an area of vacant land within the settlement, not within the Green Belt.
HG2-71	4169	Land off Tyersal Road, Pudsey	1.07	33	n/a	Main Urban Area Extension	Greenfield	Green Belt site. Fairly well connected to Tyersal settlement. A strong Green Belt boundary will be required to prevent urban sprawl.
HG2-72	3464	Land off Tyersal Court, Tyersal	2.9	40	A	Main Urban Area Extension	Greenfield	Green Belt site, relates relatively well to the existing settlement. Part of the site should be retained to enable the expansion of Pudsey Tyersal Primary School.
HG2-73	1343A	Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD	11.23	283	G	Main Urban Area Extension	Greenfield	Housing would be suitable in this location as it is connected to existing housing to the west and south. There are no physical constraints on the site, it is flat with a road frontage and is not within the Green Belt.

11 - Outer West

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-74	659	Station Street, Pudsey	0.46	20	G	Main Urban Area Infill	Greenfield	Site has previously had permission for residential development but this has since lapsed. The steep banked drop from the road (a dismantled railway site) is a constraint on the site, but due to previous history on site, development is considered acceptable in principle. Access achievable onto Station Street.
HG2-75	5135	Musgrave House Crawshaw Road Pudsey	0.39	14	n/a	Main Urban Area Infill	Brownfield	Good brownfield housing site within an established residential area within walking distance of Pudsey Town Centre.
HG2-76	1060A_3377A	Hough Side Road Pudsey	7.63	200	n/a	Main Urban Area Extension	Greenfield	Green Belt Site. Site has strong links to the settlement and is well contained with trees and rising land on the southern boundary. Low potential for further sprawl.
HG2-77	4039	Regina House, Ring Road Bramley	1.81	64	G	Main Urban Area Infill	Brownfield	Site in current employment use. Site is suitable for housing in principle. In residential area. Existing access position would be suitable. Acceptable in highway terms.
HG2-80	1184_3050	Acres Hall Avenue Pudsey	2.45	62	n/a	Main Urban Area Extension	Greenfield	Green Belt site. The site is well related to the existing urban area. There is a Listed Building adjacent to the site which would need to be taken into consideration at detailed design stage. Good access from Troydale Lane.
HG2-82	4007	Wortley High School	6.65	40	G	Main Urban Area Infill	Mix 60:40	Former school site. Residential use acceptable in principle. Site requirement for development to allow for retention of existing playing pitches.
HG2-83	4036	Upper Wortley Road, Thornhill Road, Wortley	0.5	18	G	Main Urban Area Infill	Mix 30:70	Majority brownfield site situated in residential area with frontage on to the highway, previously occupied by care home. The site is acceptable for residential redevelopment in principle. No highways concerns.
HG2-84	254	Oldfield Lane - Leeds City Boy's pitch, LS12	1.7	61	G	Main Urban Area Infill	Greenfield	Site considered suitable in principle for residential, with requirement that development should provide new greenspace on site to extend the existing area of greenspace to the north and create a green link across the site, in accordance with West Leeds Gateway Supplementary Planning Document. The adopted West Leeds Gateway Supplementary Planning Document states that the site is suitable for residential development with these provisions. No Highways concerns.
HG2-200	4249_5010	Stanningley Road, Leeds	0.56	22	n/a	Main Urban Area Infill	Brownfield	Brownfield site. Located adjacent to existing and permitted residential development.
HG2-204	5286	Wood Nook, North of the B6155, Pudsey	5.37	60	n/a	Main Urban Area Infill	Greenfield	Offers significant potential to help deliver improvements to parking and access to New Pudsey railway station. Whilst designated as N5 in the UDP, it has not been developed for use as green space. Ecological mitigation measures would be required.

11 - Outer West

Housing allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG2-205	5303	Stonebridge Mills, Farnley	3.63	75	n/a	Main Urban Area Infill	Mix 50:50	Well contained development site within the main urban area. Development should include the retention and conversion of existing mill buildings, along with new build development to the rear.
HG2-206	5337	Heights Lane, Armley	0.76	28	n/a	Main Urban Area Infill	Mix 80:20	Site forms part of the former West Leeds High School. Well related to existing development within the main urban area.
HG2-207	5305	Hough Top Court, Hough Top, Pudsey	2.52	76	n/a	Main Urban Area Infill	Mix 20:80	Majority of site occupied by buildings of former Hough Top High School (and associated car parking). Currently in use as Leeds City Council offices but expected to become surplus to requirements in future and suitable for redevelopment for residential purposes.
Housing allocation total:				1982				

11 - Outer West

Mixed use allocation

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
MX2-5	3412	Waterloo Lane, Leeds	1.25	20	A	Main Urban Area Infill	Brownfield	Site preferred for retail use as an extension to Bramley Town Centre; upper floor residential would be appropriate and this is preferred over offices. No employment
Mixed use allocation total:				20				

11 - Outer West

Safeguarded land (PAS)

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
HG3-14	1110	Rodley (land at), Leeds LS13	1.56	50	A	Main Urban Area Extension	Mix 50:50	Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. Whilst the site has links to the settlement and is relatively close to Farsley town centre the urban edge of Farsley is clear and well defined and this area forms part of an important tract of open land. 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.
HG3-15	1114	Kirklees Knowl (land at), Bagley Lane, Bagley	17.82	415	A	Main Urban Area Extension	Greenfield	Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. Whilst the site has links to the settlement and is relatively close to Farsley town centre the urban edge of Farsley is clear and well defined and this area forms part of an important tract of open land. 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.
HG3-16	3455A	Land off Gamble Lane	4.45	120	A	Main Urban Area Extension	Greenfield	Green belt site. 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.
HG3-17	2123	Low Moor Side, New Farnley	5.73	130	A	Other Rural 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.
HG3-29	3455B	Land off Gamble Lane	7.6	200	G	Main Urban Area Extension	Greenfield	Green belt site. 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.
Safeguarded land (PAS) total:				915				

11 - Outer West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	157	Red Lane - Edroyd House, Farsley	0.53	5	R	Main Urban Area Infill	Brownfield	Site contains one large existing dwelling. Southern part of site has planning permission for 3 dwellings (below allocation threshold). Rest of site heavily wooded with poor access. No further development opportunity.
n/a	306	Pollard Lane, LS13	4.91	129	R	Main Urban Area Extension	Greenfield	Green Belt site. Development would reduce green belt gap between Bramley and Horsforth. Site is heavily wooded. Highways concerns regarding access along Pollard Lane and poor accessibility.
n/a	308	Stony Royd - The Manor, Farsley	1.52	24	R	Main Urban Area Extension	Mix 60:40	Green Belt site. Development would not relate well to the existing settlement form in that it would not 'round off' the settlement, but could set a precedent for further sprawl. Northern part of site is designated as N6 playing pitch in the existing UDP and is to be retained as Green Space in the Site Allocations Plan. Highways concerns regarding access (insufficient width to serve development).
n/a	1051	Newlay Bridge, off Pollard lane , Newlay LS13	0.64	20	P	Main Urban Area Extension	Greenfield	Green Belt. Site sieved out. Strategic Flood Risk Assessment Flood zone 3b
n/a	1053A	Pollard Lane, Newlay LS13	1.51	40	A	Main Urban Area Extension	Greenfield	Green Belt site. Isolated from the main urban area despite a connection to housing development to the north. Development would represent an isolated incursion into the Green Belt. Site is bounded by the river and canal.
n/a	1053B	Pollard Lane, Newlay LS13	1.08	34	R	Main Urban Area Extension	Greenfield	Green Belt site. It is removed from existing development and due to the narrow linear nature of the site relates poorly to the existing settlement pattern. Development would represent an isolated incursion into the Green Belt.
n/a	1060B	Houghside Pudsey LS28	0.52	30	R	Main Urban Area Extension	Greenfield	Green Belt site. Steep gully within wider valley, no road frontage.
n/a	1073B	Owlcotes Farm, Pudsey	2.42	73	R	Main Urban Area Infill	Greenfield	Isolated site and part is steeply sloping. Highways concerns re access.
n/a	1085	Coal Hill Lane (land on north side of), Rodley	2.17	138	R	Main Urban Area Infill	Greenfield	The site falls within N11 Other Open Land in Built Up Areas. Development of the site would encroach into the open corridor of land to the east of Bagley Lane. Highways do not support development due to access concerns.
n/a	1117	Calverley (land east and west of)	7.4	166	R	Smaller Settlement Extension	Greenfield	Green Belt site. Site assists in safeguarding the countryside from encroachment and has a significant role in preserving the setting and special character of the Conservation Area. Access to eastern section would be required through the existing well treed public footpath that splits the site. There is also a line of protected trees running through the centre of the site. Development would significantly impact on the trees and footpath.

11 - Outer West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1123A	Foxhole Lane (land off), Calverley	4.53	102	A	Smaller Settlement Extension	Greenfield	Green Belt site. Development would lead to sprawl of Calverley to the south, and site performs an important role in safeguarding the countryside from encroachment. Local preference not to allocate it as other sites considered more favourably.
n/a	1123B	Foxhole Lane (land off), Calverley	6.62	149	R	Smaller Settlement Extension	Greenfield	Green Belt site. Development of site would be unrelated to the existing settlement form, set a precedent for further sprawl into Green Belt and would result in a significant southern extension to Calverley. Site performs an important role in safeguarding the countryside from encroachment.
n/a	1129	Green Lane/Tong Road - Parkside House, Farnley, Leeds LS12 5HB	1.21	38	P	Other Rural Extension	Greenfield	Green Belt. Site sieved out. Not within settlement hierarchy
n/a	1150	Town Street (land off), Stanningley LS28 North Park Road Town Street, Stanni	3.5	105	R	Main Urban Area Infill	Brownfield	Site in existing employment use, in existing employment area. Continuation of employment uses preferable. Site identified in adopted Natural Resources and Waste Local Plan under Policy Waste 5 as part of a preferred location for new waste management facilities. Visibility at access would require additional land, no highway support without that land.
n/a	1171A	Whitehall Road (south of) - Harpers Farm	6.29	165	R	Main Urban Area Extension	Mixed	Green Belt site. Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development along road frontage.
n/a	1183	Turkey Hill (land at), Pudsey LS28	2.25	60	R	Main Urban Area Extension	Greenfield	Green Belt site. The site extends out into Green Belt to the east of the existing settlement and would not constitute rounding off of the existing settlement, but could set a precedent for further unrestricted Green Belt sprawl. Set at the top of a hill the site slopes downwards meaning development would be prominent from the south. No highways frontage.
n/a	1187	Rodley Fold Farm (land at), Rodley LS13	31.54	1085	R	Main Urban Area Extension	Greenfield	Green Belt site. Large site, between a river and canal, accessed via narrow bridge with no road frontage for suitable access to development. Site relates poorly to the settlement and performs an important role in safeguarding the countryside from encroachment. Development would significantly reduce the Green Belt gap between Horsforth and Rodley and have a high potential to lead to unrestricted spawl.
n/a	1192	Green Top (land adjoining), Pudsey LS28	0.56	20	R	Main Urban Area Extension	Greenfield	Green Belt site. The site extends into Green Belt to the south of Westroyd Hill and development would be isolated. There is no access to the site.

11 - Outer West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1193B	Rodley Lane (land at) - Calverley Lane, Calverley LS19	6.26	108	R	Main Urban Area Extension	Greenfield	Green Belt site. The site currently separates Calverley and Rodley. Site has an important role in safeguarding the countryside from encroachment. Development would lead to the merging of these settlements and could set a precedent for further sprawl into the Green Belt.
n/a	1212	Pollard Lane (land at), Bramley LS13	2.01	63	R	Main Urban Area Extension	Greenfield	Green Belt site, situated to the north of the built up area, in a green corridor alongside the river and canal. Development could set a precedent for further encroachment into the Green Belt gap between Bramley and Horsforth. Highways objections over access to the site and quality of the highway, narrow carriageway beyond site frontage that can't be improved.
n/a	1213	Pudsey Houghside WWTW, off Tong Road, East Side Court LS28 9ND	8.75	232	R	Main Urban Area Extension	Greenfield	Green Belt site. Development would be unrelated to the existing settlement form and could set a precedent for further unrestricted sprawl into Green Belt. Access road narrow and can't be improved within site boundary.
n/a	1250	Elmfield Way (Unit 1), Bramley	0.87	31	R	Main Urban Area Infill	Brownfield	Site is in existing employment use, entrance (road frontage) plot for small industrial estate. Recently vacant but in a good location and would be preferable for employment.
n/a	1253	Rodley Fold Farm (land adjoining), Rodley LS13	2.68	67	R	Main Urban Area Extension	Greenfield	Green Belt site. The site is separated from the settlement by a canal and has no road frontage for access. Development would result in an isolated development with a high potential for further sprawl into the Green Belt.
n/a	1273	New Farnley (land north and west of)	15.49	407	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. Whilst the site is relatively well connected to the built up area, it would result in a significant extension to the north and east beyond the existing extent of development in New Farnley. There are no boundaries to contain the development, and multiple public rights of way running across and adjacent to the site. As a result, the site has an important role in safeguarding the countryside from encroachment and there would be a high potential to lead to unrestricted sprawl.
n/a	1328	Roker Lane (land to south of), Pudsey , LS28	1.12	35	R	Main Urban Area Extension	Greenfield	Green Belt site. The site relates poorly to the settlement, extending out into the Green Belt. It has no road frontage to the adopted highway for access and has no defensible boundary on three sides presenting a high risk for further Green Belt sprawl.
n/a	1341	Tong Road, Farnley - adj to Whingate Primary School	0.54	19	G	Main Urban Area Infill	Brownfield	Site no longer available as planning permission granted for a supermarket on site.

11 - Outer West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	1342	Kilburn Road, Farnley	0.61	10	A	Main Urban Area Infill	Greenfield	Southern part of site identified as greenspace in existing UDP and West Leeds Gateway SPD, and is to be retained as greenspace in the Site Allocations Plan. The remaining smaller section is currently well treed (with the trees being protected by a TPO) and provides screening to the railway.
n/a	1343B	Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD	9.91	223	R	Main Urban Area Extension	Greenfield	The majority of the site is within the Green Belt. Site is in an isolated position, is not well related to the settlement and would result in a significant encroachment into the countryside setting a precedent for further unrestricted sprawl into Green Belt.
n/a	2076	Farnley Hall, Farnley LS12	29.66	779	P	Other Rural Extension	Greenfield	Green belt site. Sieved out at Issues and Options stage. Not within settlement hierarchy and therefore the location does not align with the spatial development strategy. Site is set within open countryside and detached from the built up area, and there are no defensible boundaries to the south and south east. It performs an important role in safeguarding the countryside from encroachment and a high potential to lead to unrestricted sprawl. It would also significantly impact on the rural setting of Farnley Hall.
n/a	2159	Whitehall Road, Craven Park, Farnley	21.72	570	R	Main Urban Area Extension	Greenfield	Green Belt site. Isolated site unconnected to the built up area and development could set a precedent for further unrestricted sprawl into the Green Belt. Development would represent an incursion into the Green Belt gap.
n/a	3001	Land at Upper Moorside, Whitehall Road Farnley	10.9	245	R	Other Rural Extension	Greenfield	Green Belt site. The site is isolated, set between Gildersome and New Farnley, unrelated to both settlements. Development would represent a significant incursion into Green Belt, contributing to the coalescence of the settlements. No safe access possible where the site meets the highway at the Whitehall Road / Gildersome Lane junction, poor accessibility.
n/a	3039	115-127 Waterloo Road, Pudsey	1.19	37	R	Main Urban Area Extension	Greenfield	Green Belt site. The site lies behind residential properties on Waterloo Road. There is no direct access to the site; this would need to be created through existing houses or by development of the site to the south. There is no strong defensible boundary, and development of the site could set a precedent for further Green Belt sprawl.
n/a	3040	Tyersal Beck, North of Gibraltar Mill, Pudsey	3.48	91	R	Main Urban Area Extension	Greenfield	Green Belt site. Isolated from the urban area, development would represent a significant incursion into Green Belt unrelated to the existing settlement form, separated by a dense line of trees with no access to the site or road frontage.

11 - Outer West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	3041	Bradley Lane and Gibraltar Lane, Pudsey	2.94	77	R	Main Urban Area Extension	Mix 70:30	Part of the site is within the urban area and has existing houses on it. The rest is set in the Green Belt, on steep sloping areas with poor access. Development would represent a significant incursion into Green Belt, unrelated to the existing settlement form. Gibraltar Road unsuitable for access.
n/a	3048	Land to rear of Kent Close, Pudsey	1.97	62	R	Main Urban Area Extension	Greenfield	Green Belt Site. Development of site would lead to unrestricted urban sprawl into the Green Belt. No frontage onto adopted highway.
n/a	3124	Tyersal Beck East, Pudsey	3.57	94	A	Main Urban Area Extension	Greenfield	Located in the Green Belt and is isolated from the main urban area. While well contained by trees development would extend the built form southwards into the Green Belt.
n/a	3377B	Hough Side Road	4.58	120	R	Main Urban Area Extension	Greenfield	Green Belt site. Performs an important role in safeguarding countryside from encroachment and development could set a precedent for further sprawl into the Green Belt. Site is heavily wooded, has no road frontage and relates poorly to the existing settlement.
n/a	3388	Butterbowl Works, Ring Road, Leeds, LS12 5AJ	1.65	59	R	Main Urban Area Infill	Brownfield	In existing employment use, adjoining main road. Site should be retained as employment.
n/a	3403	Bankhouse Lane	1.27	30	R	Main Urban Area Extension	Greenfield	Green Belt site. No defensible Green Belt boundary, could set a precedent for further sprawl into the Green Belt.
n/a	3446	Land east of Pollard Lane, Newlay	1.58	50	n/a	Main Urban Area Extension	Brownfield	Green Belt. Isolated linear site, bounded by railway line to north and canal to south. Development would represent an incursion into Green Belt unrelated to the settlement form.
n/a	3458	Wood End Farm, South of Whitehall Road, Farnley	13.34	350	P	Other Rural Extension	Greenfield	Not within Core Strategy settlement hierarchy and therefore the location does not align with the spatial development strategy. Any development would lead to a high potential of urban sprawl to the east, west and south of the site.
n/a	4038	Heights Drive, Bramley	0.52	18	R	Main Urban Area Infill	Greenfield	The site is designated as Green Space in the Site Allocations Plan. Highways concerns regarding access (no road frontage).
n/a	4041	Wyther Park Hill, Bramley	1.07	34	G	Main Urban Area Infill	Greenfield	The site is designated as green space on the Site Allocations Plan.
n/a	4042B	Raynville Road/Raynville Crescent, Bramley (West)	3	90	R	Main Urban Area Infill	Mix 80:20	Site is designated as green space on the Site Allocations Plan.
n/a	4045	Daleside Road, Thornbury, South	10.73	313	R	Main Urban Area Extension	Greenfield	Green Belt site. Slopes steeply towards railway. Development would represent a significant incursion into Green Belt and reduce the Green Belt gap between Leeds and Bradford.

11 - Outer West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	4048	Priesthorpe Road, Farsley	0.65	23	R	Main Urban Area Infill	Greenfield	South Eastern portion of site taken up with parking area for adjacent office conversion. Access to the heavily wooded remainder of the site is extremely limited. No access to highway.
n/a	4050	Holly Park Mills, Calverley	0.25	8	R	Smaller Settlement Infill	Brownfield	Too small to allocate on its own. Car park serving existing industry so not considered suitable for development.
n/a	4051	Hill Top Moor	0.79	28	R	Main Urban Area Infill	Greenfield	Site designated as greenspace in the existing UDP and to be retained as greenspace in the Site Allocations Plan.
n/a	4168	Palmer Nursery, Caverley	4.81	126	n/a	Main Urban Area Extension	Brownfield	Green Belt site. Isolated site set away from urban area, with the Ring Road acting as a strong defensible barrier. Development would set a precedent for further sprawl into the Green Belt.
n/a	4202	Roker Lane, Pudsey	4.36	114	n/a	Main Urban Area Extension	Greenfield	Green Belt site. Development would lead to the incursion of the built form southwards, and could set a precedent for further sprawl into the Green Belt.
n/a	4203	Crossfield Farm, LS28	13.83	290	n/a	Other	Greenfield	Green Belt site. Sieved out at Publication Draft stage. Not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Development here would be isolated within the Green Belt with no direct connection to the main urban area. The site performs an important role in safeguarding the countryside from encroachment, and has a high potential to lead to sprawl.
n/a	4204	Cliff Hill Quarry, Wortley	2.46	74	n/a	Main Urban Area Infill	Brownfield	No access possible within site, would need to be enlarged to connect to highway. Designated as green space area in existing UDP and retained as Green Space in Site Allocations Plan.
n/a	4210	Spring Lea Farm, Troydale, Pudsey	7.93	208	n/a	Other Rural Extension	Greenfield	Green Belt site. The site does not connect to the urban area and would result in isolated development that would not relate to the settlement and would reduce the Green Belt gap between Pudsey and Farnley.
n/a	4214	Aire Valley Court, Leeds	0.46	16	n/a	Main Urban Area Infill	Brownfield	Retain as employment.
n/a	4226	Whitehall Road, Farnley	1.27	34	n/a	Other Rural Extension	Greenfield	Green Belt site. New Farnley is not within the settlement hierarchy and therefore the location does not align with the spatial development strategy. Development would be poorly related to the existing settlement and represent an incursion into the Green Belt to the south of New Farnley.
n/a	4227	Leeds & Bradford Road, Bramley	14.12	371	n/a	Main Urban Area Extension	Greenfield	Green Belt site. The site is a corridor of green belt through the urban area alongside the canal. Strong links to the settlement and well contained site, but green belt area is small and would be eroded by development.

11 - Outer West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	5004	Calverley Lane, Farsley	5.51	145	n/a	Smaller Settlement Extension	Greenfield	Green belt site. Road frontage to east. Isolated site detached from urban area which performs an important role in safeguarding the countryside from encroachment. Development would have significant impact on the green belt, reducing the gap between Calverley and Rodley and setting a precedent for further sprawl.
n/a	5159	Land at Arthur Street Stanningley	1.45	65	n/a	Main Urban Area Infill	Brownfield	The site has a Natural Resources and Waste safeguarded site at its centre which cannot be allocated for housing. Removing this section from the site leaves an unsuitable remainder which can't be allocated.
n/a	5169	Land at Woodhall Road Pudsey	3.49	92	n/a	Main Urban Area Extension	Greenfield	Green belt site. Development of the site would further decrease the gap between Leeds and Bradford. Woodhall Road currently creates a defensible Green Belt boundary. Whilst site HG2-63 (1201) which is to the south of 5169 is also on the east side of Woodall Road, it fills a gap in the existing built up area. This site lies beyond that gap and could potentially create urban sprawl.
n/a	5170	Land at Sunnybank Lane Pudsey	1.41	45	n/a	Main Urban Area Extension	Greenfield	Green belt site. The site forms part of a wider area designated as Green Space in the Site Allocations Plan. Development would not safeguard the countryside from encroachment and the site has an indefensible green belt boundary.
n/a	5271	Land at Ross Mill, Rodley Lane, Bramley	4.56	120	n/a	Main Urban Area Extension	Mix 80:20	Development would set precedent for unrestricted sprawl, as it is not well related to the settlement with the northern site boundary in particular creating a finger of development into the green belt. Whilst part of site is brownfield, it is in active employment use and should be retained for employment purposes.
n/a	5283	North of Troydale Lane, Pudsey	2.12	56	n/a	Other Rural Extension	Greenfield	Green Belt site. Whilst the site has a defensible green belt boundary to the east, it would lead to significant incursion of development into the green belt in a manner that is poorly related to the settlement pattern.
n/a	5197	Land to east of Bagley Lane, Farsley	0.72	0	n/a		Mix 70:30	Western part of site in flood zone and unsuitable for development. Eastern part of site would encroach into the open corridor of land to the east of Bagley Lane.
n/a	5294	North of Rodley Lane, Bramley	1.73	54	n/a	Main Urban Area Extension	Greenfield	Green Belt site. Site provides significant visual amenity along the road and canal corridor. Development would result in a linear incursion into the green belt, affecting the openness of the immediate and wider setting, with the site offering with long distance views across the wider green belt.
n/a	5295	Land adjacent to Airedale Cliff, Pollard Lane, Bramley	0.25	9	n/a	Other Rural Extension	Greenfield	Green Belt site. Isolated site within the green belt, not connection to the main urban area. Development would have high potential to lead to unrestricted sprawl.

11 - Outer West

Not allocated for housing

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	5318	Farnley Rugby fields, off Tong Road, Farnley	5.85	153	n/a	Main Urban Area Extension	Greenfield	Green belt site. Open and elevated. Development of site would lead to unrestricted urban sprawl, with poorly defined boundaries to the south and west. Used for open space, providing access to the countryside. Designated as green space in the SAP.
Not allocated for housing total:				8628				

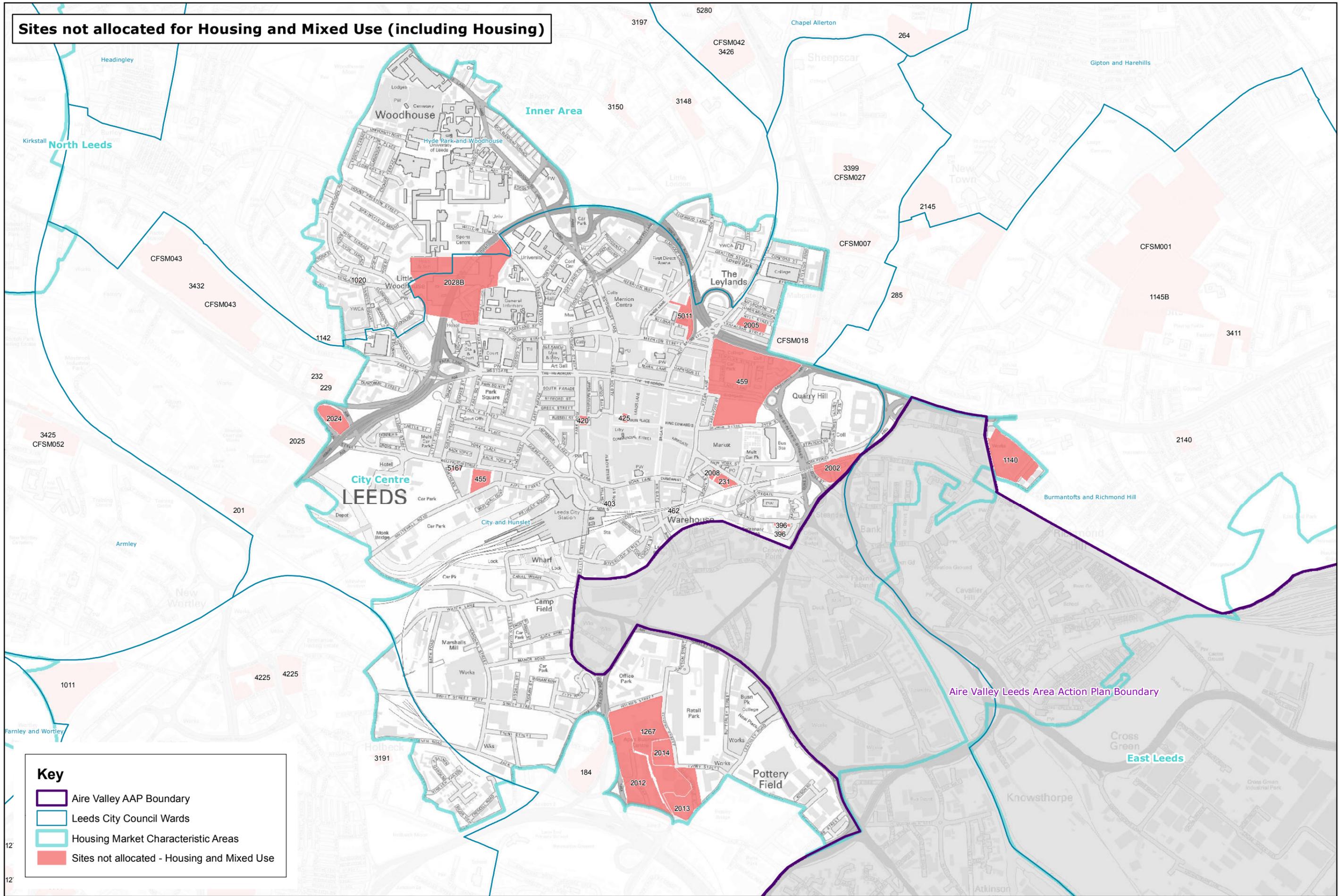
11 - Outer West

Not allocated for mixed use

Plan Ref	SHLAA Ref	Address	Area ha	Capacity	I&O RAG	Settlement Hierarchy	Green/Brown	Reason
n/a	CFSM008	Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ	1.63	0	u		Brownfield	Mixed use submission. No uses specified. In existing employment use, adjoining main road. Site should be retained as employment.
n/a	CFSM016	83-89, Bradford Road, Pudsey, Leeds LS18 6AT	0.74	0	u		Brownfield	Site has planning permission for residential development (identified site HG1-162), so not available for mixed use development.
n/a	CFSM029	Former Belgrave Electrical Works Town Street, Stanningley, Pudsey, LS28 6HB	1.82	0	u		Brownfield	Site has planning permission for residential development (identified site HG1-164). Not available for mixed use development.
Not allocated for mixed use total:				0				

Appendix 3 – Plans for each HMCA showing sites not allocated for housing

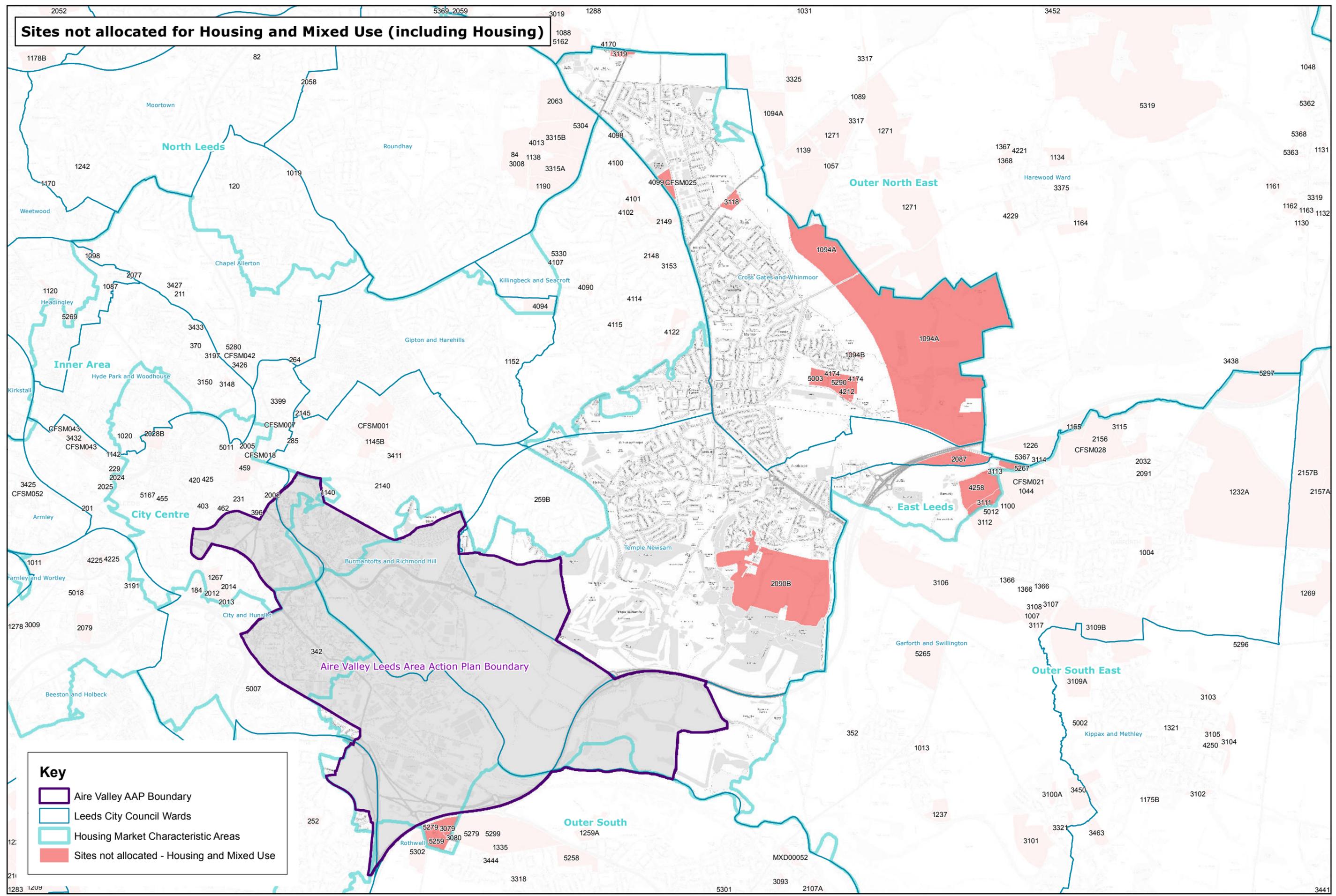
Sites not allocated for Housing and Mixed Use (including Housing)



Key

-  Aire Valley AAP Boundary
-  Leeds City Council Wards
-  Housing Market Characteristic Areas
-  Sites not allocated - Housing and Mixed Use

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



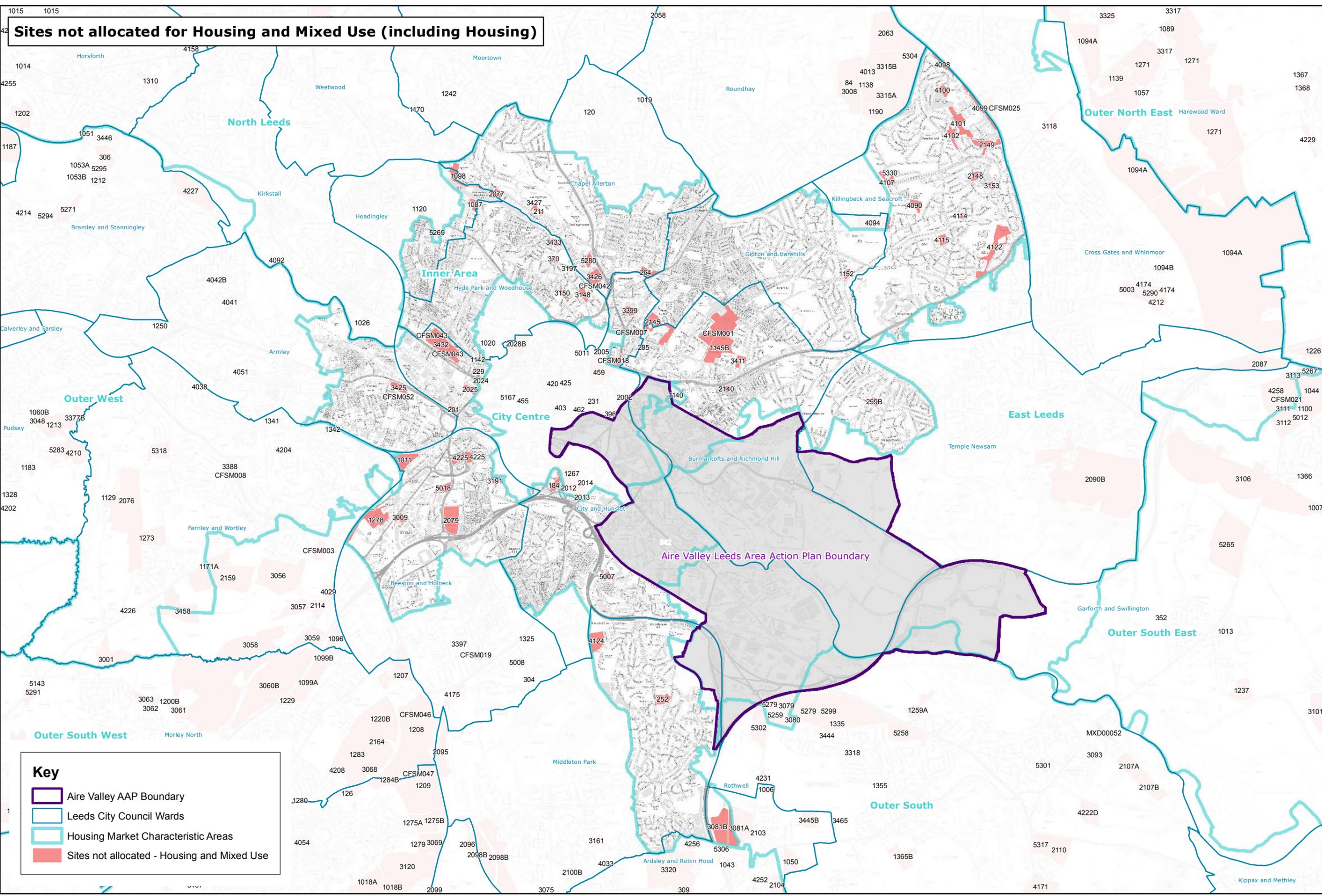
Key

- Aire Valley AAP Boundary
- Leeds City Council Wards
- Housing Market Characteristic Areas
- Sites not allocated - Housing and Mixed Use



HMCA AREA
East Leeds





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

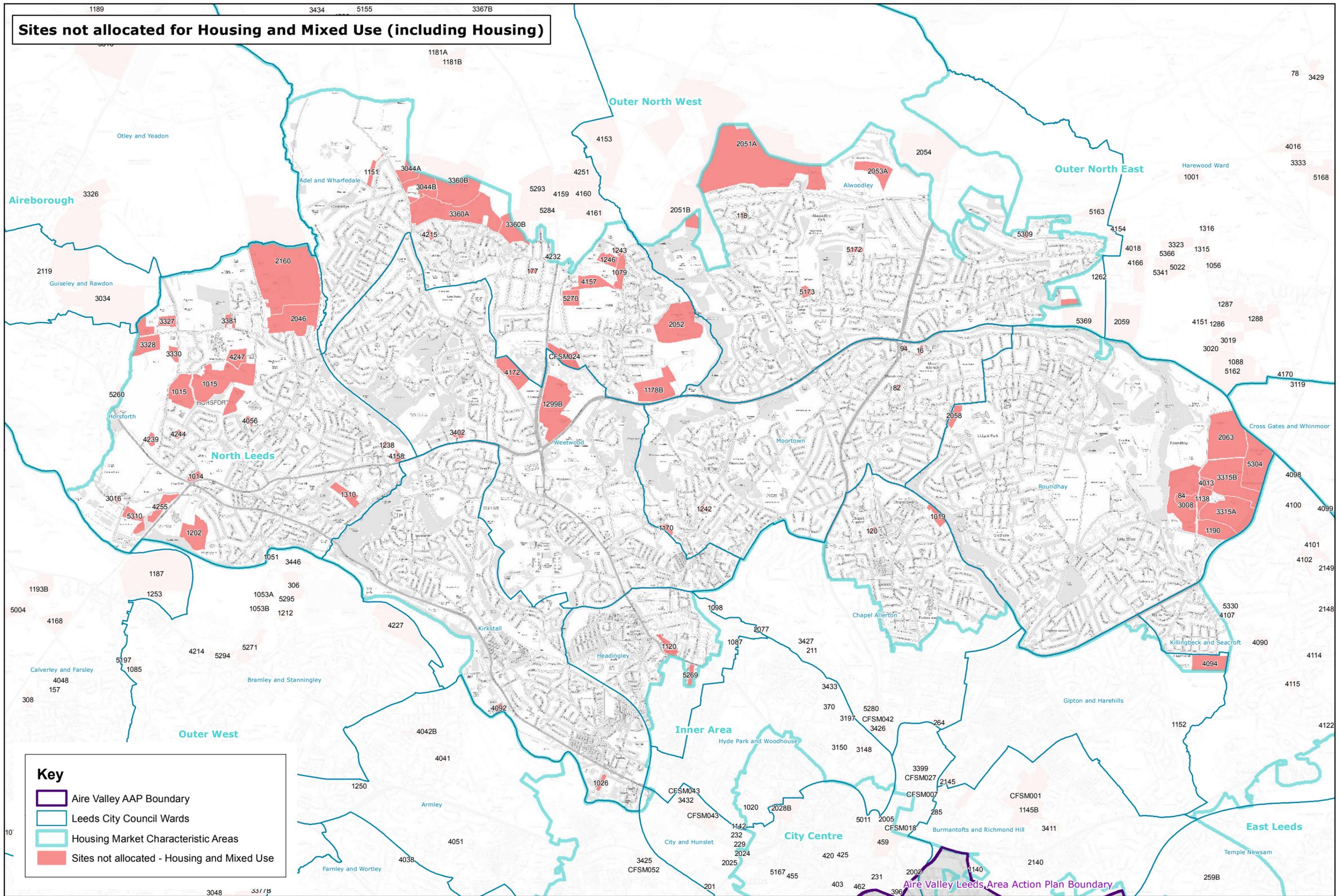
Key

- Aire Valley AAP Boundary
- Leeds City Council Wards
- Housing Market Characteristic Areas
- Sites not allocated - Housing and Mixed Use



**HMCA AREA
Inner Area**

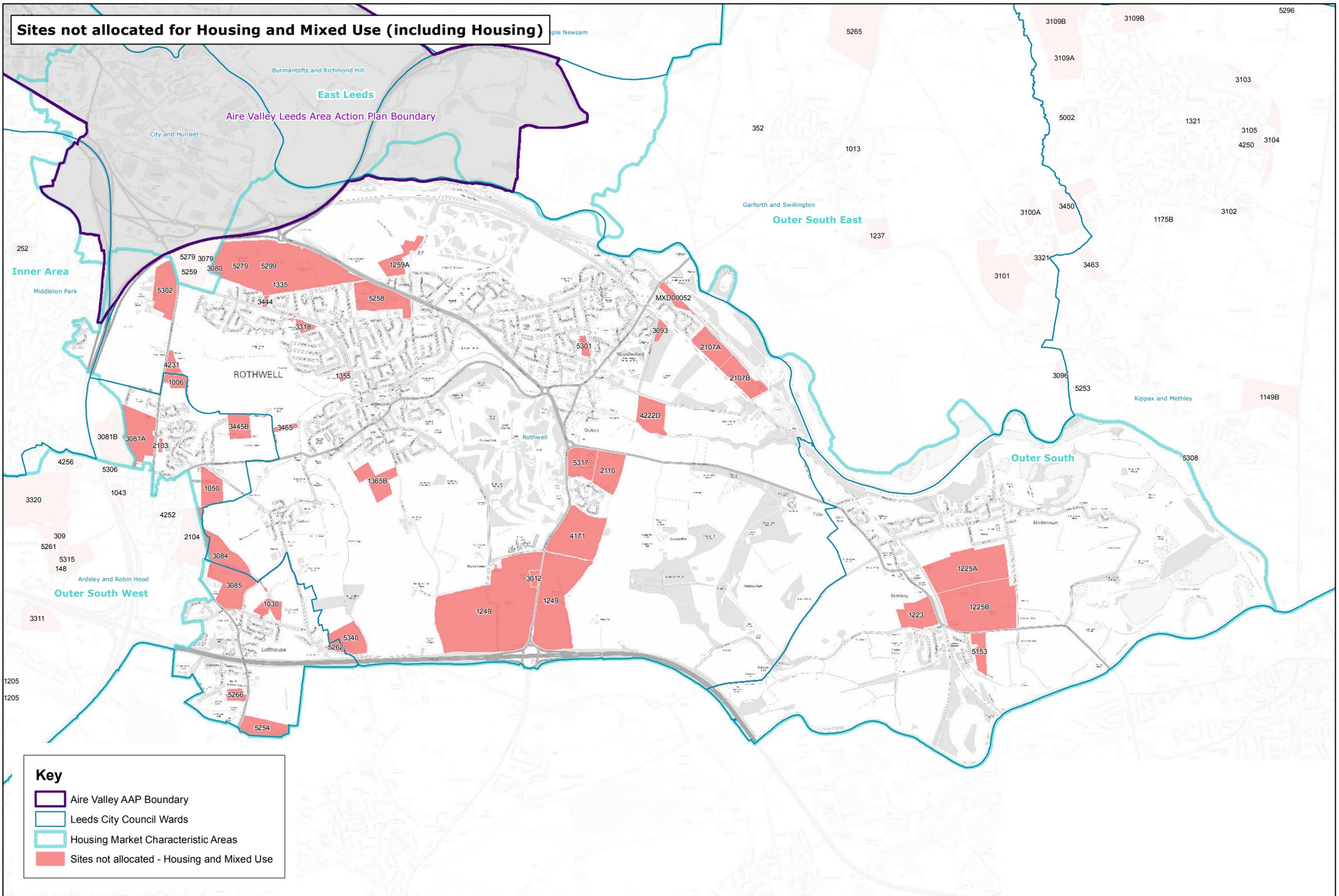
Sites not allocated for Housing and Mixed Use (including Housing)



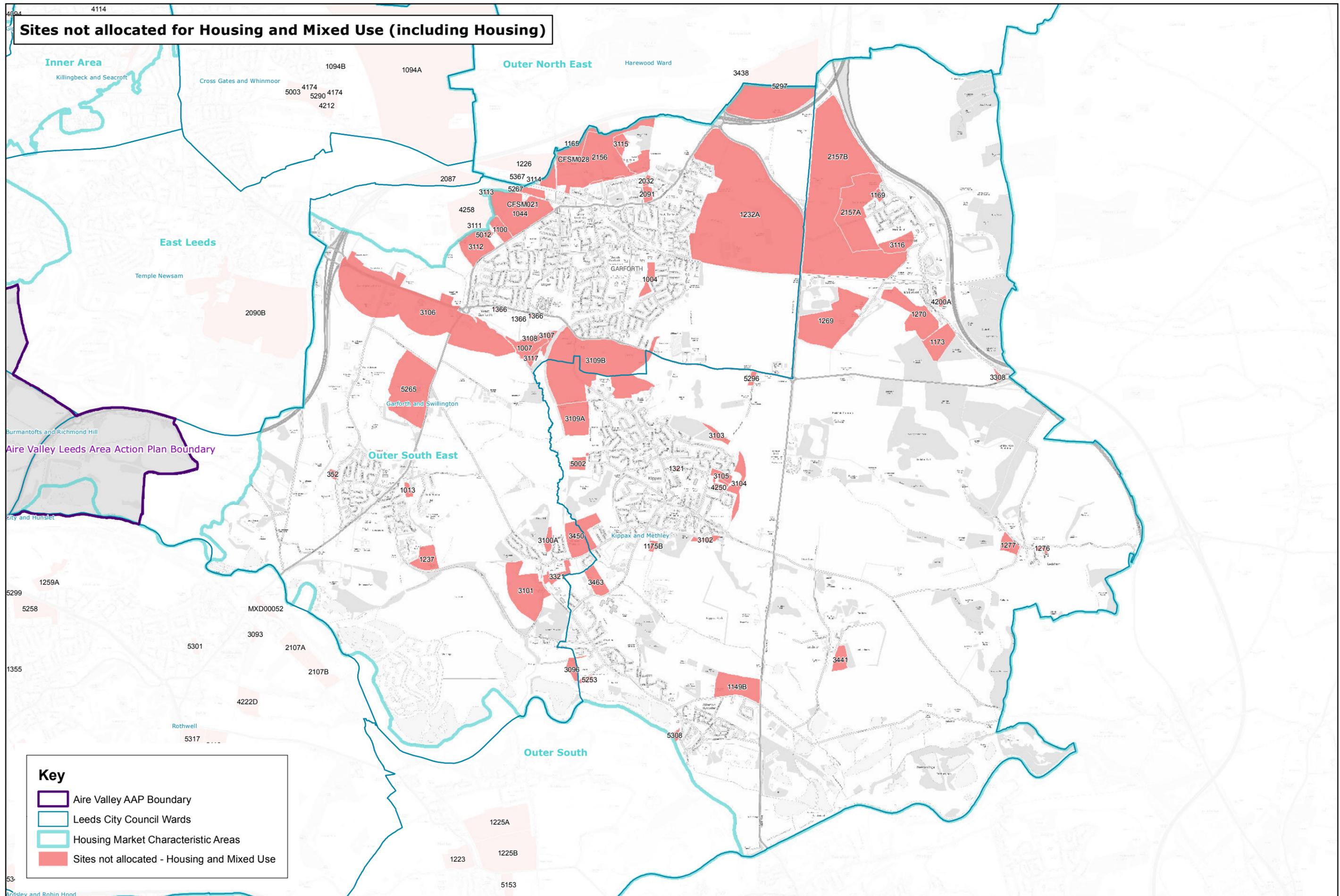
HMCA AREA
North Leeds



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



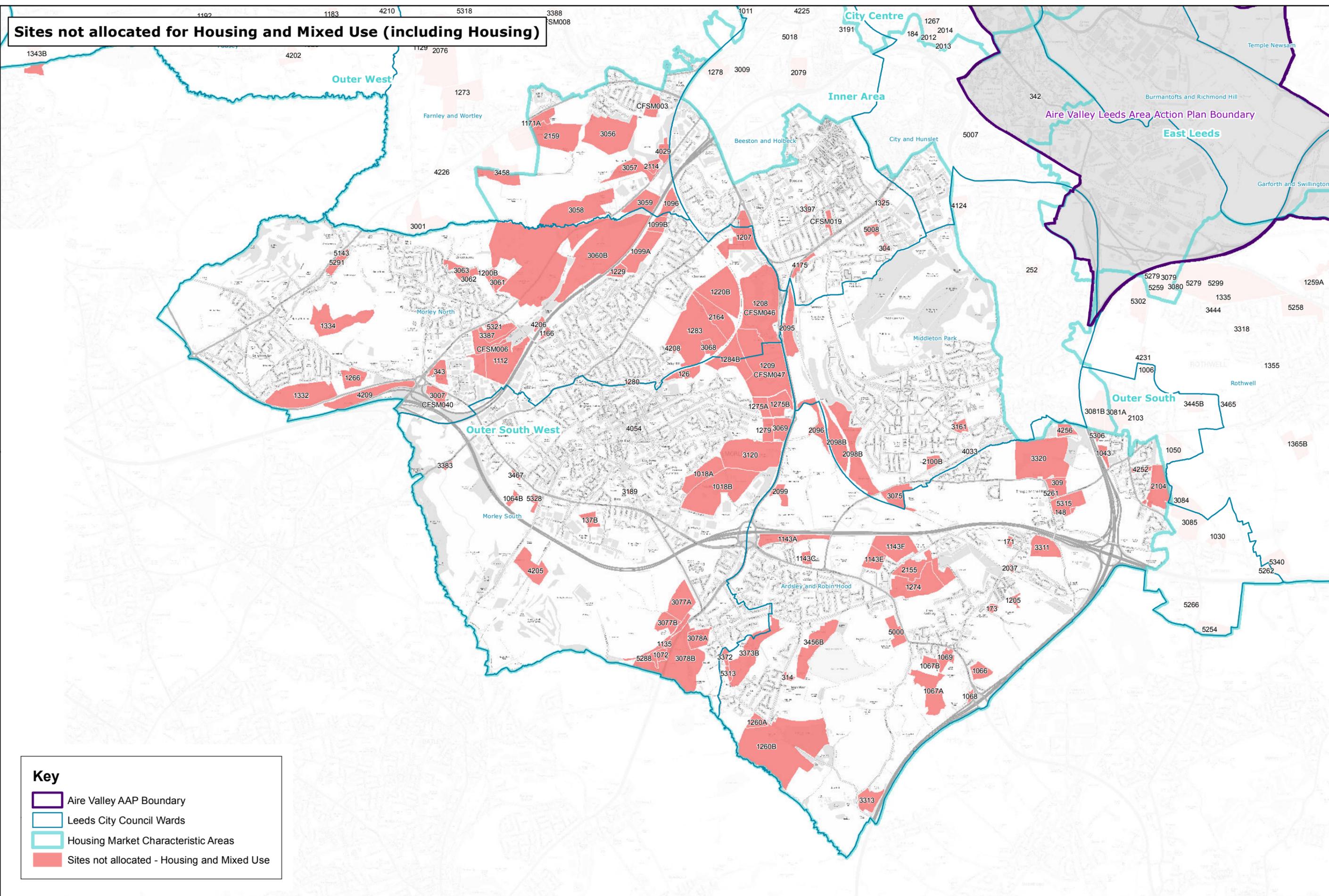
Sites not allocated for Housing and Mixed Use (including Housing)



Key

- Aire Valley AAP Boundary
- Leeds City Council Wards
- Housing Market Characteristic Areas
- Sites not allocated - Housing and Mixed Use

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



Key

- Aire Valley AAP Boundary
- Leeds City Council Wards
- Housing Market Characteristic Areas
- Sites not allocated - Housing and Mixed Use

Appendix 4 - Phase 1 Assessment – Sites suggested by Leeds GATE

	Address	Size	Ownership	Comments	Conclusion
1	Copperfields College, Burmantofts and Richmond Hill	11.5ha	LCC	This site has been camped on in the past, but with local issues arising. The site is identified as a preferred housing allocation is prominently located and forms a key gateway regeneration site within the Aire Valley Leeds Area Action Plan. It will require a comprehensive, mixed use approach to development in sympathy with this and its adjoining inner-city housing.	Not available
2	Mistress Lane, Armley	1.2ha	LCC	Identified housing site with permission for housing where a scheme for Council housing is being progressed.	Not available
3	Land around the Royal Armouries, City and Hunslet	Unspecified sites	Unspecified sites	This part of Leeds is identified as part of the Aire Valley Leeds Area Action Plan and with the Royal Armouries and associated improvement to office and retail space at New Dock is identified as a gateway regeneration area. The land around the Armouries is also identified as a tram stop for the New generation Transport scheme.	Not available
4	Land off Telford Terrace, City and Hunslet		LCC	Moved to Phase 2 for further analysis particularly on loss of greenspace. Site submission was stated as “land off Balm Road” but clarified as land off Telford Terrace through further consultation with Leeds GATE.	Phase 2 assessment
5	Brown Lane West, North Site, Beeston and Holbeck	1.5ha	Private	Employment site which has been recently sold to a private developer.	Not available
6	Cross Green Car Boot site, Pontefract Lane, Burmantofts & Richmond Hill	7.6ha	Private	Site of the under construction Veolia Incinerator	Not available
7	Fox Way and surrounding, City and Hunslet	1.1ha	Private	Proposed allocation for mixed use development as part of the Aire Valley Leeds Area Action Plan.	Not available
8	Haigh Park Road, City and Hunslet	1.4ha	LCC	Isolated parcel of land accessed only through a large industrial area. Contrary to locational criteria of Policy H7	Not suitable
9	Leeds International Pool site, City and Hunslet	1.3ha	LCC	High value Council owned City Centre site with marketing proposals for high density mixed use schemes being prepared e.g. office block, retail and residential	Not available
10	Matthew Murray School site, Beeston and Holbeck	8ha	LCC	Lots of previous encampments without complaint or disruption locally, however site is a preferred housing allocation	Not available
11	Old Run Road, Hunslet	4.7ha	LCC	Identified as a preferred greenspace allocation.	Not available
12	Land off Pontefract Lane,	1.2ha	LCC	Identified as a preferred greenspace allocation.	Not available

	Address	Size	Ownership	Comments	Conclusion
	Cross Green				
13	South Leeds Sports Stadium, Middleton Park	Unspecified site	LCC	Large well used area of greenspace retained as such through Site Allocations Plan	Not available
14	Thornes Farm (Plot 5)		LCC	Preferred employment allocation within the designated Enterprise Zone boundary	Not available
15	Tingley Station	43ha	Private	Preferred safeguarded land allocation where SAP has determined that housing is not appropriate within the plan period. Land is in private ownership.	Not available Not suitable
16	Land to the south of Whitehall Road, Gildersome	40ha	Private	Large green belt site which is not proposed for housing. Land is in private ownership.	Not available Not suitable

Appendix 5 – Phase 1 Assessment – site suggested by the Showmen’s Guild

	Address	Size	Ownership	Comments	Conclusion
	Land bounded by Harwill Approach Coteroyd Avenue and Elland Road, Churwell, Morley	10.67ha	Private	Preferred housing site with school provision.	Not available.

Appendix 6 – Phase 1 Assessment – sites submitted/at planning application stage by Gypsy and Traveller landowners (submissions received prior to publication Draft Consultation – September 2015)

Address	Size	Ownership	Comments	Conclusion
Land off Pawson Street, Robin Hood		Private	Large site situated within land defined as Green Belt. The site is considered to have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment.	Not suitable
Land off Pollard Lane, Beeston		Private	This site was formally submitted late in the process and after material for Development Plan Panel was assembled. It has not been subject of a Phase 1 assessment and will be assessed as part of any new sites that emerge as part of the Publication consultation process.	Site withdrawn from consideration by landowner)
Land off Sandon Mount, Hunslet		Private (adverse possession from LCC)	The site is subject of an appeal against refusal of planning permission. The site is a designated allotment site. The site is not considered to be suitable for development due to amenity harm to the occupants arising from noise levels on the site given its close proximity to the motorway. These concerns were recognised by the Inspector when the appeal was dismissed.	Not suitable

Appendix 7: Phase 1 Assessment – sites submitted as part of the Issues and Options consultation

No	Address	Size	Ownership	Comments	Conclusion
1	1336 Land bounded by Baghill Beck Upper Green Way and Upper Green Drive, Tingley	4.78	Private	Proposed housing allocation	Allocated housing site
2	1339 Calverley Lane, Horsforth - Clariant UK Ltd	12.5ha	Private	Under construction for housing	Allocated housing site
3	2144a Cartmell Drive, Halton Moor	1.6ha	LCC	Permission for housing	Allocated housing site
4	2144b Cartmell Drive, Halton Moor	5.66ha	LCC	Allocated	Allocated housing site
5	456 The Calls	0.35ha	Private	2014 Permission for housing	Allocated housing site
6	Coldcoates, Thorn Walk, Gipton	1ha	Private	Implemented UDP allocation – started on site	Allocated housing site
7	Headley Hall Farm on Spen Common Lane, Bramham, Wetherby	275ha	Private	Proposed housing allocation	Allocated housing site
8	Killingbeck Hospital	9ha	Private	Proposed housing allocation	Allocated housing site
9	Oak Tree Drive	3.5	Private	Implemented UDP allocation – started on site	Allocated housing site
10	Seacroft Hospital	18ha	Private	Unimplemented UDP	Allocated housing site
11	2132 Land rear of 4 to 104 Selby	18ha	Private	Safeguarded land (PAS)	Allocated safeguarded land

No	Address	Size	Ownership	Comments	Conclusion
	Road, Garforth, Leeds				
12	1017 Hawksworth Lane (land at), Hawksworth Nurseries	1ha	Private	Outside of settlement hierarchy	Not proposed as a housing allocation
13	1044 Wakefield Road and Barrowby Lane, Garforth	22ha	Private	Not preferred allocation	Not proposed as a housing allocation
14	1100 Wakefield Road - Clearview Farm, Garforth		Private	Privately owned land submitted for housing development	Not proposed as a housing allocation
15	1165 Barwick Road (land north of), Garforth	9.66ha	Private	Privately owned land submitted for housing development	Not proposed as a housing allocation
16	1186 Cross Lane (land at), off Carlton Lane, Guiseley LS21	3.42ha	Private	Outside of settlement hierarchy	Not proposed as a housing allocation
17	1189 Bramston Lodge (land at), Carlton, Near Yeadon	2.64ha	Private	Outside of settlement hierarchy	Not proposed as a housing allocation
18	1233 Sandbeck Lane Wetherby	40ha	Private	Privately owned land submitted for housing development	Not proposed as a housing allocation
19	1254 Moor Lane (land at), Guiseley	1.25ha	Private	Outside of settlement hierarchy	Not proposed as a housing allocation
20	1326 Town End (land at), Carlton, Yeadon	13ha	Private	Outside of settlement hierarchy	Not proposed as a housing allocation
21	2038 Site of Hammond House, Milner Road and Low Mills bounded by Railway Line off Ghyll Royd, Guiseley, Leeds	7.2ha	Private	Privately owned land submitted for housing development	Not proposed as a housing allocation
22	2114 Gelderd Road, Wortley	1.9ha	Private	Not preferred allocation	Not proposed as a housing allocation
23	2156 North of Lotherton Way, Hawks Nest Wood (west off), Garforth	36.34ha	Private	Privately owned land submitted for housing development	Not proposed as a housing allocation
24	2158 Sandbeck Wood, Wetherby	5.4ha	Private	Privately owned land submitted for housing development	Not proposed as a housing allocation
25	3007 M621 Gildersome junction	3.7ha	Private	Not preferred allocation	Not proposed as a housing allocation
26	3039 Waterloo Road Pudsey	1.2ha	Private	Not preferred allocation	Not proposed as a housing allocation
27	3111 Barrowby Lane (Barrowby Cottage), Garforth	5.8ha	Private	Privately owned land submitted for housing development	Not proposed as a housing allocation
28	3112 Wakefield Road, Garforth	9.27ha	Private	Privately owned land submitted for housing development	Not proposed as a housing allocation
29	3113 Barrowby Lane, Garforth	0.6ha	Private	Privately owned land submitted for housing development	Not proposed as a housing allocation

No	Address	Size	Ownership	Comments	Conclusion
30	3114 Barwick Road, Garforth	1.2ha	Private	Privately owned land submitted for housing development	Not proposed as a housing allocation
31	3136 Land south of Wetherby Race Course, Walton Road	34.22ha	Private	Privately owned land submitted for housing development	Not proposed as a housing allocation
32	Aberford Road, Barwick	6.25ha	Private	Privately owned land submitted for housing development	Not proposed as a housing allocation
33	Richmondfield Lane (land at) - Long Lane LS15	7.15ha	Private	Not proposed	Not proposed as a housing allocation
34	Whiteways Thorp lane Middleton	6.79ha	Private	Active scrap metal yard	Not proposed as a housing allocation

Appendix 8: Phase 1 Assessment – general areas submitted as part of the Issues and Options consultation

- Land off Gelderd Road – not possible to identify a site from this description
- Fields in Killingbeck – not possible to identify a site from this description
- Bramhope – this is a smaller settlement in the North of the District surrounded by Green Belt
- Brownfield sites in the City Centre – these have been considered in the Stage 2 assessment
- Elland Road – land around Elland Road football stadium is not available
- Beeston – sites in Beeston have been considered as part of the Stage 2 assessment

Appendix 9: Phase 2 sites – LCC owned or advanced from Phase 1

	Address	Ownership	Comments	Conclusion
1	Ilkley Road, Otley	Private	<ul style="list-style-type: none"> • Access road to river with experience of past encampment – currently vacant • Area of high flood risk 	Not suitable
2	Land to the South of Leeds Road, Rothwell	LCC	<ul style="list-style-type: none"> • Very difficult to access • Large site, difficult to contain development. 	Not achievable
3	Parkside Lane, Beeston	LCC	<ul style="list-style-type: none"> • Offers for employment use • Industrial area – noisy neighbours • Impacts on adjacent greenspace 	Not available
4	Wyther Community Centre, Bramley	LCC	<ul style="list-style-type: none"> • Option for Registered Housing provider • Impact on adjacent housing allocation • Surrounded by existing housing 	Not available
5	Land to the North of Ledston Luck	LCC	<ul style="list-style-type: none"> • Poor access to services • Localised flooding 	Not suitable
6	Cottingley Spring West Extension	LCC	<ul style="list-style-type: none"> • Impact on neighbours • Secretary of State decision 	Not suitable
7	Land off Cranmore Drive, Belle Isle	LCC	<ul style="list-style-type: none"> • Impact on greenspace • Difficult to self-contain and avoid spread • Area of existing settled housing 	Not available Not suitable
8	Telford Terrace, Hunslet	LCC	<ul style="list-style-type: none"> • Designated allotment land in an area of deficiency • Directly opposite Methodist Church – parking issues 	Not suitable
9	Land to the South of New Inn, Adwalton	LCC	<ul style="list-style-type: none"> • No street frontage (poor access). • Small site 	Not achievable
10	Land between Newmarket Approach and Waterloo Sidings	LCC	<ul style="list-style-type: none"> • No access without impact on Leeds Cycle Way • Adjacent to railway line 	Not suitable
11	Land off Priesthorpe Lane, Calverley	LCC	<ul style="list-style-type: none"> • Electricity pylon on site • Access to ring road difficult 	Not suitable
12	Land to the north of Crag Lane, Alwoodley	LCC	<ul style="list-style-type: none"> • Adjacent to existing settled housing • Site is sloping and does not have any appropriate access options 	Not achievable
13	Community Hall at Barkly Road, land at, Beeston	LCC	<ul style="list-style-type: none"> • Desire to retain in local community use • Surrounded by existing settled housing 	Not available
14	Manor Mill Lane	LCC	<ul style="list-style-type: none"> • Within an industrial area. • Existing settled housing adjacent to the rear of 	Not suitable

Address	Ownership	Comments	Conclusion
		the site at close quarters with privacy concerns arising.	
15	Corner of Wade Street/Land Street, Farsley	LCC <ul style="list-style-type: none"> • Tiered and difficult to lay out • Conservation area • Privacy concerns 	Not achievable
17	Pym Street/Donisthorpe Street	LCC <ul style="list-style-type: none"> • Industrial area with flyover running directly above • Likely to be issues with noise and health and safety 	Not suitable
18	Haigh Park Road	LCC <ul style="list-style-type: none"> • Isolated site which is highly industrial in nature and with flood risk 	Not suitable
19	Land to the north of Thorpe Lane, Middleton	LCC <ul style="list-style-type: none"> • Pylons on site • Steeply sloping • Established industrial neighbours to the south 	Not suitable
20	Otley Old Road	LCC <ul style="list-style-type: none"> • Very isolated and poor accessibility • May require an easement to the beck • Airport noise 	Not suitable
21	Bramham Road, Clifford	LCC <ul style="list-style-type: none"> • Open site with impact on Green Belt purposes • Isolated and does not adjoin the urban area • Not screened 	Not suitable
22	Ouzlewell Farm, Castle Gate, Nr Lofthouse	LCC <ul style="list-style-type: none"> • Long narrow access road. • Very remote location with poor accessibility to local services and facilities 	Not suitable
23	Scholes Lane, Scholes	LCC <ul style="list-style-type: none"> • At rear of existing settled housing with overlooking and privacy concerns 	Not suitable
24	Tyersal Lane, Pudsey	LCC <ul style="list-style-type: none"> • Located between industrial and existing settled housing – overlooking and privacy and noise concerns • Access via private residential road • Directly adjacent to Bradford border with potential to draw non-Leeds based needs 	Not suitable
25	Land off Elemete Lane, Roundhay	LCC <ul style="list-style-type: none"> • Site needed for cemetery use 	Not available

Appendix 10 – List of Safeguarded and Site Allocations for Gypsies and Travellers (Publication Draft September 2015)

Site Ref	Address	No of Pitches	Ownership	Justification
HG6-1	Cottingley Springs, Gelderd Road, NR Gildersome	41	LCC	Existing well established authorised G+T site which is publically managed. The site is currently fully occupied with a waiting list for future occupants. The site forms part of the existing G+T supply. It is appropriate to safeguard the existing G+T provision on the site for the plan period.
HG6-2	Kidacre Street, City Centre	8	LCC	Existing G+T site which currently benefits from temporary 3 year permission. The site is a well enclosed former brownfield site which lies adjacent Crown Point Retail Park and other small commercial premises. The site is situated within the Leeds City Centre boundary with excellent access to local services and community facilities. There has been little evidence of any negative local impacts from the existing G+T use. The proposed HS2 route runs directly through the site. The site is suitable for allocation until the progression of the proposed HS2 line when an alternative site will be required.
HG6-3	Former Moored Training Centre, Tulip Street, Hunslet	8 (safeguarded)	LCC	Flat derelict brownfield site which lies adjacent to Tulip Retail Park within a mixed commercial/residential area of Hunslet. The site is situated within the main urban area and a wide range of local services and community facilities are available within walking distance. The sites location also benefits from good links to the main highway network with frequent public transport links into the City Centre. The size of the site is in scale with the surrounding settlement and the site is well enclosed by existing trees. The site is also separated from the adjacent residential area by a disused railway line. A very small section of the site is at high risk from flooding. This section of the site is minimal and will be excluded from forming a functional area of the site in order to mitigate any potential impact. The site is considered to be a long term suitable alternative site the Kidacre Street site which is within the same locality (Ward).
HG6-4	Nepshaw Lane South, Morley	2	Private	Existing authorised small family G+T site which is in private ownership and is well established. The site forms part of the existing G+T supply. It is considered appropriate to safeguard the existing G+T provision on the site for the plan period.
HG6-5	Roseneath Place, Wortley	1	Private	Existing well established small family G+T site which is in private ownership. The site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T

Site Ref	Address	No of Pitches	Ownership	Justification
				use on the site and the site forms part of the existing G+T supply. It is appropriate to safeguard the existing G+T provision on the site for the plan period.
HG6-6	Ninevah Lane, Allerton Bywater	1	Private	Existing small site which benefits from temporary 3 year permission for G+T use. The site lies adjacent to the settlement of Allerton Bywater and is accessible to range of local services and community facilities on foot. The sites location also benefits from good links to the main highway network with frequent public transport links into the City Centre. The site is situated within land defined as Green Belt. However, development of the site is considered to have a limited impact on the Green Belt. The site lies adjacent to a proposed settled housing allocation. Given the small scale of the site it is considered that peaceful integration can be achieved through careful consideration at the design stage of the adjacent housing proposal. There is little evidence of any negative local impacts from the existing G+T use on the site and the site forms part of the existing G+T supply. It considered appropriate for small scale G+T use to remain on the site for the plan period.
HG6-7	Knotford Nook, Old Pool Road, Otley	1	LCC	Existing well established small family G+T site. It is noted that the site is situated within an area of high flood risk, however the site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site and the site forms part of the existing G+T supply. It is appropriate to safeguard the existing G+T provision on the site for the plan period.
HG6-8	Springfield Villas, Gildersome	2	Private	Existing small site which benefits from temporary 3 year permission for G+T use. The site lies close to urban edge of Gildersome and consequently has reasonable access to range of local services and community facilities. The site is situated within land defined as Green Belt. However, development of the site is considered to have a limited impact on the Green Belt. The size of the site is in scale with the surrounding settlement and appears to be well integrated. There is little evidence of any negative local impacts from the existing G+T use on the site and the site forms part of the existing G+T supply. It considered appropriate for small scale G+T use to remain on the site for the plan period.
HG6-9	Dunningley Lane, Middleton	2	Private	Existing well established small G+T site which is in private ownership. It is noted that the site lies within land defined as Green Belt. However, the site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site. It is appropriate to safeguard the existing G+T provision on the site for the plan period.

Site Ref	Address	No of Pitches	Ownership	Justification
HG6-10	Thorpe Lane, Tingley	3	Private	Existing well established small G+T site which is in private ownership. It is noted that the site lies within land defined as Green Belt. However, the site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site. It is appropriate to safeguard the existing G+T provision on the site for the plan period.
HG6-11	White Rose Farm, Whitehall Road, Gildersome	2	Private	Existing well established small G+T site which is in private ownership. It is noted that the site lies within land defined as Green Belt. However, the site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site. It is appropriate to safeguard the existing G+T provision on the site for the plan period.
HG6-12	Scarecrow Farm, Whitehall Road, Gildersome	1	Private	Existing well established small G+T site which is in private ownership. The site is a longstanding encampment and may be time immune to enforcement action. The site is situated within land defined as Green Belt, however development of the site is considered to have a limited impact. There is also little evidence of any negative local impacts from the existing G+T use on the site. It is appropriate to safeguard the existing G+T provision on the site for the plan period.
HG6-13	Urn Farm, Middleton Road, Middleton	2	Private	Existing small former farm site which benefits from temporary 10 year permission for G+T use. The site forms part of an existing undeveloped UDP allocation for settled housing. The site lies within the main urban area consequently has good access to range of local services and community facilities within Middleton. The size of the site is in scale with the surrounding settlement and it appears to be well integrated. There is also little evidence of any negative local impacts from the existing G+T use on the site. It is considered appropriate for small scale G+T use to remain on the site for the plan period.
HG7-1	West Wood, Dewsbury Road, Tingley	4	LCC	Small greenfield site within a rural location, which is not directly adjacent to any built development. The site lies within a short walk to the eastern edge of the large settlement of Morley which has a wide range of local services and community facilities. The site is also situated close to the main highway network on Dewsbury Road which offers frequent bus services to the City Centre and the nearby town centres. The site is within land defined as Green Belt, however development of the site is considered to have a limited impact. It is noted that part of the site lies with an area which is at high risk from flooding. The feasibility of altering the site boundary as well as onsite mitigation will be used to limit the potential flood risk impact. The potential ecological impact from developing the small site could be reduced through on site measures. The site is considered to be suitable for allocation for small scale

Site Ref	Address	No of Pitches	Ownership	Justification
				G+T use to help meet the identified public provision needs over the plan period.
HG7-2	Land to the South of Tong Road, Wortley	4	LCC	Small well enclosed greenfield site within the main urban area. The site has good access to the adjacent neighbouring built up areas of Farnley, Wortley and Bramley which offer a range of services and community facilities. The site is also situated close to Ring Road which offers frequent bus services to the City Centre. The location of the site is close but not directly adjacent to a large residential area. Given the small scale of the site it is considered that a G+T use can be successfully integrated into the existing community. The majority of the site is within an area of medium flood risk. On site mitigation measures will be required to reduce the potential flooding risk. The site is also within the setting of a Listed Building (Stone Bridge Mills), however it is considered that the site is unlikely to have a negative impact on its setting or special interest. The potential ecological impact from developing the small site could be reduced through on site measures. The site is considered to be suitable for allocation for small scale G+T use to help meet the identified public provision needs over the plan period.
HG7-3	Bullerthorpe Lane, Temple Newsam	4	LCC	Small, well enclosed, former car parking site which lies beyond the south eastern edge of the main urban area. The site is situated within a rural setting. However, the urban area of Colton is located close by which offers a range of services and community facilities. The site is not situated directly adjacent to any isolated residential dwellings. As such the size of the site is not considered to be out of scale with the nearby residential areas. The site is situated within land defined as Green Belt, however development of the site is considered to have a limited impact. The site lies adjacent to a Scheduled Monument (Grim's Ditch), however it is considered that development of the site for a G+T uses could preserve the significance of the Monument and its setting through on site mitigation measures. On site mitigation measures will also be required to limit the potential ecological impact of the small site. The site is considered to be suitable for allocation for small scale G+T use to help meet the identified public provision needs over the plan period.

Appendix 11 - List of Safeguarded and Site Allocations for Travelling Showpeople (Publication Draft September 2015)

Site Ref	Address	No of Plots	Ownership	Justification
HG8-1	Whitehall Road, Gildersome	8	Private	Existing well established TSP site which is in private ownership. It is noted that the site lies within land defined as Green Belt. However, the site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site and the development appears to be well integrated into the local community. It is considered appropriate to allocate the existing TSP provision on the site for the plan period.
HG8-2	Town Street, Yeadon	1	Private	Existing, small, well established TSP site which is in private ownership. The site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site and the development appears to be well integrated into the local community. It is considered appropriate to allocate the existing TSP provision on the site for the plan period.
HG8-3	Land off Phoenix Avenue, Micklefield	6	LCC	The site forms part of a longstanding undeveloped employment allocation within the Micklefield Regeneration Area. The site is situated within the urban area of Micklefield and has reasonable walking accessibility to a range of services and community services within the village. The site is also situated close to the main highway network and Micklefield train station which benefits from frequent services to Leeds, York and Selby. The site is small in scale and relates well the size of the existing settlement. The sites location adjacent to a proposed employment allocation (light industry) and not directly adjacent to any sensitive uses means it to be well suited to accommodating mixed-use yards - allowing residential accommodation and space for storage of equipment. The commercial nature of the access road (Phoenix Avenue) is also appropriate for the HGV's which will be stored on the site and will ensure that they do not have to filter through the village. It is noted that the site lies near to a landfill. However, the impact of the landfill of the site is considered to be minimal and the landfill is due to be capped in forthcoming years. It is considered appropriate to allocate the existing TSP provision on the site for the plan period.

Appendix 12 – Additional Gypsy and Traveller sites submitted for consideration through the Publication Draft Consultation (September 2015)

Address	Ownership	Comments	Conclusion
Castle Gate, Wakefield	Private	Site submitted by a planning agent on behalf of a landowner. The site lies outside Leeds and the jurisdiction of Leeds City Council (Wakefield MDC). The site cannot be considered for the Leeds Site Allocation Plan.	Not suitable
Sites along Dolly Lane, Mabgate	Private	Sites in this general location were suggested by a member of the public for Council provision. Although there are some vacant sites which lie within the main urban area and may be appropriate for Gypsy and Traveller use they are not specifically highlighted and more importantly have not been suggested by a willing landowner. As such the site are not considered to be available.	Not available
Old telephone Exchange, Coal Road, nr Shadwell	Private	The site was submitted by the landowner to accommodate one private pitch for personal use. 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 13 – Summary of post publication changes to Gypsy and Traveller site allocations

Following the analysis of representations received (Publication Draft Consultation) and further site assessment work the following revisions were made to the proposed Gypsy and Traveller allocations:

Ref	Address	Ownership	Issue	Conclusion
HG6-6	Ninevah Lane, Allerton Bywater	Private	A representation received from the landowner stated that they wanted the site considering for residential use (bricks and mortar housing) and were no longer seeking to pursue a G&T allocation for the site. The site is considered suitable for residential use and has been merged to form part of the adjacent housing allocation (HG2-133). The landowner does not require any alternative accommodation provision as they are intending to leave the authority area once the site is developed.	Delete allocation
HG7-3	Bullerthorpe Lane, Temple Newsam	LCC	Historic England raised concerns that development of the site would cause likely harm to the Grims Ditch Scheduled Monument. In addition further feasibility assessment work carried out by the Council has concluded that the scheme is unviable and could not be delivered. This is mainly due to the requirement to provide a safe pedestrian route into Colton Centre.	Delete allocation
HG6-10	Thorpe Lane, Tingley	Private	A representation from a landowner of part of the site has stated that the site is in two different land ownerships and the sites are managed independently. They requested that the site is split into 2 separate sites to reflect the different land ownerships. The landowner of the eastern site has also requested that the site (HG6-16) is intensified to allow an additional 1 pitch. Following assessment this small intensification is considered to be acceptable. This change will help provide an additional private pitch to help meet the identified private need	Delete HG6-10 and create two new allocations: HG6-15 (2 pitches) HG6-16 (1 existing pitch plus 1 additional pitch)
HG6-1	Cottingley Springs, Gelderd Road	LCC	Following further assessment the existing site is proposed to accommodate an additional 2 pitches on underutilised land within the current curtilage. This change will help to address the loss of (HG7-3).	Amend capacity to 41 Existing pitches and 2 additional pitches
HG7-1	West Wood, Tingley	LCC	Following further assessment the capacity of the proposed council managed site has been increased by an additional pitch. This change will help to make best use of the site and assist in addressing the loss of HG7-3.	Amend capacity to 5 pitches
HG7-2	Tong Road, Wortley	LCC	Following further assessment the capacity of the proposed council managed site has been increased by an additional pitch. This change will help to make best use of the site and assist in addressing the loss of HG7-3. Following comments from Heritage England a site requirement related to the adjacent listed buildings and Stonebridge Mills has also been added to the allocation	Amend capacity to 5 pitches
HG6-13	Urn Farm, Middleton	Private	A representation from the landowner requested that the existing site is intensified by 2 additional pitches to allow young members of the family to remain on the site in	A capacity to 2 existing pitches and 2 additional

Ref	Address	Ownership	Issue	Conclusion
			future years when they may require their own pitch. Following assessment this small intensification is considered to be acceptable. This change will help provide an additional 2 private pitches to help meet the identified private need.	pitches

Appendix 14 – Assessment of Preferred Safeguarded and Site Allocations for Gypsies and Travellers (Submission Draft 2017)

Site Ref	Address	No of Pitches	Ownership	Justification
HG6-1	Cottingley Springs, Gelderd Road, NR Gildersome	43 41 Existing 2 Additional	LCC	Existing well established authorised G+T site which is publically managed. The site is currently fully occupied with a waiting list for future occupants. The site has 41 pitches which currently form part of the existing G+T supply. It is appropriate to safeguard the existing G+T provision on the site for the plan period. The site also has several underutilised areas within its existing curtilage which could be developed for additional pitches. No significant amenity or Green Belt harm is considered to arise from the proposed 2 additional pitches.
HG6-2	Kidacre Street, City Centre	8 (plus longer term potential for additional pitches)	LCC	Existing G+T site which currently benefits from a temporary 10 year permission. The site is a well enclosed former brownfield site which lies adjacent Crown Point Retail Park and other small commercial premises. The site is situated within the Leeds City Centre boundary with excellent access to local services and community facilities. There has been little evidence of any negative local impacts from the existing G+T use. The proposed HS2 route runs directly through the site. The site is suitable for allocation until the progression of the proposed HS2 line when an alternative site will be required.
HG6-3	Former Moored Training Centre, Tulip Street, Hunslet	8 (safeguarded)	LCC	Flat derelict brownfield site which lies adjacent to Tulip Retail Park within a mixed commercial/residential area of Hunslet. The site is situated within the main urban area and a wide range of local services and community facilities are available within walking distance. The sites location also benefits from good links to the main highway network with frequent public transport links into the City Centre. The size of the site is in scale with the surrounding settlement and the site is well enclosed by existing trees. The site is also separated from the adjacent residential area by a disused railway line. A very small section of the site is at high risk from flooding. This section of the site is minimal and will be excluded from forming a functional area of the site in order to mitigate any potential impact. The site is considered to be a long term suitable alternative site the Kidacre Street site which is within the same locality (Ward).
HG6-4	Nepshaw Lane South, Morley	2	Private	Existing authorised small family G+T site which is in private ownership and is well established. One of the pitches on the site forms part of the existing G+T supply. It is considered appropriate to safeguard the existing G+T provision on the site for the plan period.

Site Ref	Address	No of Pitches	Ownership	Justification
HG6-5	Roseneath Place, Wortley	1	Private	Existing well established small family G+T site which is in private ownership. The site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site and the site forms part of the existing G+T supply. It is appropriate to safeguard the existing G+T provision on the site for the plan period.
HG6-7	Knotford Nook, Old Pool Road, Otley	1	LCC	Existing well established small family G+T site. It is noted that the site is situated within an area of high flood risk, however the site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site and the site forms part of the existing G+T supply. It is appropriate to safeguard the existing G+T provision on the site for the plan period.
HG6-8	Springfield Villas, Gildersome	2	Private	Existing small site which benefits from temporary 3 year permission for G+T use. The site lies close to urban edge of Gildersome and consequently has reasonable access to range of local services and community facilities. The site is situated within land defined as Green Belt. However, development of the site is considered to have a limited impact on the Green Belt. The size of the site is in scale with the surrounding settlement and appears to be well integrated. There is little evidence of any negative local impacts from the existing G+T use on the site and the site forms part of the existing G+T supply. It considered appropriate for small scale G+T use to remain on the site for the plan period.
HG6-9	Dunningley Lane, Middleton	2	Private	Existing well established small G+T site which is in private ownership. It is noted that the site lies within land defined as Green Belt. However, the site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site. It is appropriate to safeguard the existing G+T provision on the site for the plan period.
HG6-11	White Rose Farm, Whitehall Road, Gildersome	2	Private	Existing well established small G+T site which is in private ownership. It is noted that the site lies within land defined as Green Belt. However, the site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site. It is appropriate to safeguard the existing G+T provision on the site for the plan period.
HG6-12	Scarecrow Farm, Whitehall Road, Gildersome	1	Private	Existing well established small G+T site which is in private ownership. The site is a longstanding encampment and may be time immune to enforcement action. The site is situated within land defined as Green Belt, however development of the site is considered to have a limited impact. There is also little evidence of any negative local impacts from the

Site Ref	Address	No of Pitches	Ownership	Justification
				existing G+T use on the site. It is appropriate to safeguard the existing G+T provision on the site for the plan period.
HG6-13	Urn Farm, Middleton Road, Middleton	4 2 Existing 2 Additional	Private	Existing small former farm site which benefits from temporary 10 year permission for G+T use. The site forms part of an existing undeveloped UDP allocation for settled housing. The site lies within the main urban area consequently has good access to range of local services and community facilities within Middleton. The size of the site is in scale with the surrounding settlement and it appears to be well integrated. There is also little evidence of any negative local impacts from the existing G+T use on the site. It considered appropriate for small scale G+T use to remain on the site for the plan period. A small increase of an 2 additional pitches to allow existing children to stay on the site in the longer term in not considered to result in any significant amenity issues for neighbouring residents. The site is also physically large enough to accommodate additional pitches.
HG6-15	Thorpe Lane West, Tingley	2	Private	Existing well established small G+T site which is in private ownership. It is noted that the site lies within land defined as Green Belt. However, the site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site. It is appropriate to safeguard the existing G+T provision on the site for the plan period.
HG6-16	Thorpe Lane East Tingley	2 1 Existing 1 Additional	Private	Existing well established small G+T site which is in private ownership. It is noted that the site lies within land defined as Green Belt. However, the site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site. It is appropriate to safeguard the existing G+T provision on the site for the plan period. An additional pitch is proposed on vacant land to the east of the existing pitch. The development of an additional pitch on the site is not considered to result in any significant amenity issues for neighbouring residents or undue Green Belt harm. The site is also physically large enough to accommodate an additional pitch.
HG7-1	West Wood, Dewsbury Road, Tingley	5	LCC	Small greenfield site within a rural location, which is not directly adjacent to any built development. The site lies within a short walk to the eastern edge of the large settlement of Morley which has a wide range of local services and community facilities. The site is also situated close to the main highway network on Dewsbury Road which offers frequent bus services to the City Centre and the nearby town centres. The site is within land defined as Green Belt, however development of the site is considered to have a limited impact. It is noted that part of the site lies with an area which is at high risk from flooding. The feasibility of altering the site boundary as well as onsite mitigation will be used to limit the potential flood risk impact. The potential ecological impact from developing the small site could be

Site Ref	Address	No of Pitches	Ownership	Justification
				reduced through on site measures. The site is considered to be suitable for allocation for small scale G+T use to help meet the identified public provision needs over the plan period.
HG7-2	Land to the South of Tong Road, Wortley	5	LCC	Small well enclosed greenfield site within the main urban area. The site has good access to the adjacent neighbouring built up areas of Farnley, Wortley and Bramley which offer a range of services and community facilities. The site is also situated close to Ring Road which offers frequent bus services to the City Centre. The location of the site is close but not directly adjacent to a large residential area. Given the small scale of the site it is considered that a G+T use can be successfully integrated into the existing community. A small part of the site (adjacent to the beck) lies within an area of flood risk. On site mitigation measures may be required to reduce the potential flooding risk. The site is also within the setting of a Listed Building (Stone Bridge Mills), however it is considered that the site is unlikely to have a negative impact on its setting or special interest (subject to site requirement). The potential ecological impact from developing the small site could also be reduced through on site measures. The site is considered to be suitable for allocation for small scale G+T use to help meet the identified public provision needs over the plan period.

Appendix 15 - List of preferred Safeguarded and Site Allocations for Travelling Showpeople (Submission Draft 2017)

Site Ref	Address	No of Plots	Ownership	Justification
HG8-1	Whitehall Road, Gildersome	8	Private	Existing well established TSP site which is in private ownership. It is noted that the site lies within land defined as Green Belt. However, the site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site and the development appears to be well integrated into the local community. It is considered appropriate to allocate the existing TSP provision on the site for the plan period.
HG8-2	Town Street, Yeadon	1	Private	Existing, small, well established TSP site which is in private ownership. The site is a longstanding encampment and is likely to be time immune from enforcement action. There is little evidence of any negative local impacts from the existing G+T use on the site and the development appears to be well integrated into the local community. It is considered appropriate to allocate the existing TSP provision on the site for the plan period.
HG8-3	Land off Phoenix Avenue, Micklefield	6	LCC	The site forms part of a longstanding undeveloped employment allocation within the Micklefield Regeneration Area. The site is situated within the urban area of Micklefield and has reasonable walking accessibility to a range of services and community services within the village. The site is also situated close to the main highway network and Micklefield train station which benefits from frequent services to Leeds, York and Selby. The site is small in scale and relates well the size of the existing settlement. The sites location adjacent to a proposed employment allocation (light industry) and not directly adjacent to any sensitive uses means it to be well suited to accommodating mixed-use yards - allowing residential accommodation and space for storage of equipment. The commercial nature of the access road (Phoenix Avenue) is also appropriate for the HGV's which will be stored on the site and will ensure that they do not have to filter through the village. It is noted that the site lies near to a landfill. However, the impact of the landfill of the site is considered to be minimal and the landfill is due to be capped in forthcoming years. It is considered appropriate to allocate the existing TSP provision on the site for the plan period.

Appendix 16 Sustainability Appraisal of shortlisted discounted sites

Appendix 17 Sustainability Appraisal of Preferred Safeguarded and Allocated Sites

Sustainability Appraisals of proposed Gypsy and Traveller allocations. Version @ 27/01/17

HMCA	Ref	SHLAA	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18a	SA18b	SA18c	SA18d	SA19	SA20	SA21	SA22a	SA22b	SA22c	Address	
Aireborough	HG8-2	GT313	0	0	0	0	0	+	+	+	0	--	+	0	0	++	0	0	0	0	-	0	0	0	0	0	--	0	0	Town Street, Yeadon	
City Centre	HG6-2	GT295	0	0	0	0	0	++	+	+	0	--	++	0	++	++	+	++	0	+	0	-	0	0	0	0	0	0	0	Kidacre Street, City Centre	
Inner Area	HG6-3	GT084	0	0	+	+	0	0	+	+	0	--	++	-	+	++	+	+	0	0	-	0	0	0	0	0	0	0	0	Former Moorend Training Centre, Tulip Street, Hunslet	
Inner Area	HG6-13	GT294	0	0	+	0	0	0	+	0	0	0	+	0	+	++	0	+	0	+	0	0	0	0	0	0	0	0	0	Urn Farm, Middleton Road	
Outer North West	HG6-7	GT027	0	0	-	-	0	-	+	-	0	0	+	0	--	++	0	--	-	0	0	0	0	0	0	0	--	0	-	Knotford Nook, Old Pool Road, Otley	
Outer South East	HG8-3	GT208	-	-	0	-	0	0	+	+	0	0	--	0	0	+	+	0	0	0	0	0	0	0	0	0	--	0	0	Land off Phoenix Avenue, Micklefield	
Outer South West	HG6-1	GT285	0	0	-	-	0	-	+	-	0	+	-	-	++	0	-	0	+	0	0	0	0	0	0	0	--	0	+	Cottingley Springs, Gelderd Road, Nr Gildersome	
Outer South West	HG6-4	GT286	0	0	0	-	0	0	+	0	0	+	0	--	++	-	--	0	+	-	0	0	0	0	0	0	--	0	+	Nepshaw Lane South, Morley	
Outer South West	HG6-8	GT280	0	0	0	0	0	0	-	+	-	0	0	0	0	++	0	0	0	+	0	0	0	0	0	0	--	0	+	Springfield Villas, Gildersome	
Outer South West	HG6-9	GT288	0	0	0	+	0	0	+	+	0	+	+	0	0	++	0	0	0	0	-	0	0	0	0	0	--	0	+	Dunningley Lane, Middleton	
Outer South West	HG6-15	GT318	0	0	0	+	0	0	+	+	0	+	+	-	0	++	0	0	0	0	0	-	0	0	0	0	0	0	0	+	Thorpe Lane West, Tingley
Outer South West	HG6-16	GT319	0	0	0	+	0	0	+	+	0	+	+	-	0	++	0	0	0	0	0	-	0	0	0	0	0	0	0	+	Thorpe Lane East, Tingley
Outer South West	HG7-1	GT094	0	0	0	0	0	0	-	+	+	0	+	--	--	0	+	0	0	0	0	0	0	0	0	0	--	0	+	West Wood, Dewsbury Road, Tingley	
Outer South West	HG8-1	GT296	0	0	0	0	0	0	+	+	0	0	+	0	0	++	+	0	0	+	0	0	0	0	0	0	--	0	+	Whitehall Road, Gildersome	
Outer West	HG6-5	GT287	0	0	+	+	0	+	+	+	0	0	-	0	++	+	+	++	0	0	0	0	0	0	0	0	0	0	0	+	Roseneath Place, Wortley
Outer West	HG6-11	GT292	0	0	+	+	0	+	+	+	0	0	+	0	0	++	0	0	0	0	0	0	0	0	0	0	--	0	+	White Rose Stables, Whitehall Road, Gildersome	
Outer West	HG6-12	GT293	0	0	0	0	0	0	+	0	0	0	+	0	-	++	0	--	0	0	0	0	0	0	0	0	--	0	+	Scarecrow Farm, Whitehall Road, Gildersome	
Outer West	HG7-2	GT188	0	0	+	+	0	0	+	0	0	0	--	-	++	+	+	++	0	+	0	0	0	0	0	0	-	0	0	+	Land on the corner of Tong Road and Lakeside Road, Wortley

Appendix 18 – Green Belt Assessment of shortlisted Council sites

West Wood, Dewsbury Road, Tingley

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? **YES**

Conclusion: The site is a small scale site located in a valley and not visible from the road. It is well contained by existing trees and vegetation and is the only developable piece of land in a long strip of green belt extending between Dewsbury Road and the East Coast Mainline, because the remainder is either steeply sloping or has significant archaeological remains on it. It is therefore a relatively minor Green Belt incursion with little harm and little prospect of setting precedent for sprawl. Any planning application would have to demonstrate that its existing natural boundaries are maintained.

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 result in the merging of settlements. The site is small in scale and given the distance of the site from the main urban area and the presence of existing physical boundaries between the urban areas it is not considered to lead to sprawl.

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) **YES**
- 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) **YES**
- 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? **YES**
- Does the site contain buildings? **NO**

Conclusion: The site is natural greenspace but is not accessible as functional greenspace. The site lies within the Leeds Habitat Network and is on best and most versatile agricultural but not used for this purpose now and given its site characteristics has little potential other than for grazing in the future.

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: Addressed due to the fact that there are no other sustainable sites which are sequentially preferable to the site under consideration in the Green Belt.

Bullerthorpe Lane, Temple Newsam

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 is very small and well contained by existing trees and cannot be seen from Bullerthorpe Lane. It is therefore a relatively minor Green Belt incursion with little harm and little prospect of setting precedent for sprawl as its boundaries are defensible. Any planning application would have to demonstrate that its existing natural boundaries are maintained. The site is small in scale and given its unique characteristics in the local area would not set a precedent for encroachment.

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 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) **YES**
- 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? **YES**
- Does the site contain buildings? **NO**

Conclusion: The site lies adjacent to a public right of way with access to the countryside but development of the site would not affect this. The site is not in agricultural use and is not useable for agriculture given its size and presence of trees.

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

- is the site adjacent a conservation area, listed building or other historical features?
YES

Conclusion: No effect on the setting and special character of historic features. A Roman ditch runs alongside the site, but the Council's Conservation Team consider that development of the site can be carried out with no impact on the Scheduled Ancient Monument. This is reflected in the site requirements.

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

Conclusion: Addressed due to the fact that there are no other sustainable sites which are sequentially preferable to the site under consideration in the Green Belt.

Land off Pawson Street, Robin Hood

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 **NO**
- 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: This site would create sprawl into a strategically important area of Green Belt which would amend the previously well-defined western edge of the smaller settlement of Robin Hood. There would be potential for a precedent to be set for further sprawl to the north and south 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? **NO**
- 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 however, there is no defensible boundary of the proposal which could lead to a precedent for further encroachment to the north and south of the site along a strategically important track of Green Belt buffer which defines the western edge of Robin Hood. Further encroachment would bring the settlement closer to the main urban area of Leeds.

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? **YES**
- Does the site contain buildings? **NO**

Conclusion: The site performs a countryside role as it is currently used for agricultural purposes and is on the Best and Most Versatile agricultural land.

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 release of the site does not assist in urban regeneration although no other submissions of available sites have been received and assessed in preparation for the Publication of the Plan in the main urban area

The Old Telephone Exchange, Coal Road, nr Shadwell

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.

Appendix 19 – Flood Risk Assessment

The National Planning Policy Framework (NPPF) states that inappropriate development in areas of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. PPTS states that local authorities must not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans.

Core Strategy Policy H7 notes that 'pitches and plots should avoid zones of high flood risk (zone 3 flood risk areas)'.

Where development is proposed in areas at risk of flooding, plans should be informed by a sequential test. The purpose of the sequential test is to ensure sites are not reasonably available for the proposed development in areas with a lower probability of flooding. The purpose of the exception test is to demonstrate that the proposed development provides wider sustainability benefits which outweigh flood risk and that the development will be safe.

Sites which lie within areas at risk of flooding are as follows:

Proposed Safeguarded sites:

Knotford Nook, Otley

This site lies wholly within Flood Zone 3 and is an area of historic flooding. The resident of the site has been in this location for many years and has lawful rights to live on the site. He has put in place personal flood management measures to protect his caravans. Given that the site is long established it is proposed that it is safeguarded despite being in Flood Zone 3.

Proposed New Allocations:

West Wood, Tingley

Just under 30% of the site lies within Flood Zone 3. The source of flooding is Millshaw Beck which is classified as an ordinary watercourse by the EA. . The vast majority of the site is Zone 1. The high risk areas are not required for the development of the pitches.

The main risk from flooding is the access road. Access arrangements at times of flooding will need to be assessed as part of any planning application.

Tong Road, Wortley

Just under 20% of the site is located within Flood Zone 3 with the main theoretical source of flooding being Wortley Beck, which is a main watercourse along western boundary. However, the site lies well above the beck and the main historic source of flooding was uncontrolled discharge from the reservoir across Tong Road. The areas of high flood risk are at the periphery of the site and are not areas required for the development of the pitches.

Former Moorend Training Centre, Tulip Street

Approximately 2% of the southern corner of the site lies within Flood Zone 3. Any planning application should avoid placing vulnerable development on this part of the site. It is considered that the site is of a sufficient size and offers flexibility in terms of layout for flood risk to be discounted as a determinative constraint.

