



Leeds
CITY COUNCIL

Site Allocations Plan

Flood Risk Sequential and Exceptions Test Background Paper

Submission Draft

**Leeds Local Plan
Development Plan Document
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FLOOD RISK SEQUENTIAL TEST & EXCEPTION TEST OF PROPOSED SITE ALLOCATIONS IN THE SITE ALLOCATIONS PLAN

1. INTRODUCTION

- 1.1. This paper sets out the sequential tests and exception tests relating to the proposed allocations in the Site Allocations Plan (SAP). It follows the steps outlined in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) using a methodology devised by the council following earlier consultation with the Environment Agency.
- 1.2. This assessment considers potential development sites in Leeds. Whilst the majority of sites are located outside an area of high flood risk some lie wholly or partly within higher flood zones 2 or 3 as defined by the latest Environment Agency flood risk maps (November 2016).
- 1.3. Leeds has been split into 11 different housing market characteristic areas (HMCAs) for the purposes of the Site Allocations Plan and individual site assessments with further information is contained within each area chapter. The Aire Valley area to the south east of the city centre is covered by the Aire Valley Area Action Plan (CD2/14) and has been subject to a separate sequential and exception test exercise. Allocations in that Plan help to meet the targets for housing and employment provision in relevant HMCAs.
- 1.4. The Leeds Strategic Flood Risk Assessment (SFRA) (EB4/4) has underpinned previous versions of this document, in this current version the document is still underpinned by the SFRA but the parts of the SFRA that refer to the delineation between flood zone 3ai and 3aii have not been used. For zone 3a data this update relies on the November 2016 flood map provided by the Environment Agency. The results of the Council's work on Sustainability Appraisal of the SAP (CD1/12) have been used to inform part 1 of the Exception Tests.
- 1.5. In September 2015 a paper was published setting out the flood risk sequential tests and exception tests relating to the proposed allocations in the eleven Housing Market Characteristic Areas (HMCA) of the Publication Draft of the Leeds Site Allocations Plan (SAP), this is document EB4/1. In October 2016 the Council re-consulted on an amended Publication Draft for the Outer North East HMCA and also published a new flood risk sequential and exception test paper for that HMCA (EB4/2). The Council has since proposed changes to the Publication Draft Plan and the Environment Agency updated its Flood Map in November 2016, therefore this paper provides an update to the previous flood risk sequential and exception tests to reflect the latest proposals and updated Flood Map data. This paper should be read alongside the previous flood risk sequential and exception tests for a full and complete account of how flood risk has been taken into account in the plan preparation process.

2. POLICY CONTEXT

2.1. National Policies

2.1.1. The Government's policies and guidance on flood risk are set out in the NPPF (Section 10) and in the NPPG which provides further guidance on flood risk.

2.1.2. The NPPF (Para 100) states:

"inappropriate development in areas at risk 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... Local Plans should apply a sequential, risk based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- *applying the Sequential Test;*
- *if necessary, applying the Exception Test;*
- *safeguarding land from development that is required for current and future flood management;*
- *using opportunities offered by new development to reduce the causes and impacts of flooding;*
- *where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations."*

2.1.3. *Paragraph 101: The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The SFRA will provide the basis for providing the test. A sequential approach should be used in areas known to be at risk from any form of flooding.*

2.1.4. *Paragraph 102: If, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:*

- *it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk;*
- *a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and , where possible, will reduce flood risk overall.*

2.1.5. *Both elements of the test will have to be passed for development to be allocated or permitted.*

2.2. Climate Change Allowances

- 2.2.1. Section 10 of the National Planning Policy Framework remains the relevant policy context for this paper and this has not changed since preparation of previous flood risk background papers. The NPPF and NPPG require that consideration of flood risk should also take account of climate change. The climate change allowances are provided by the Environment Agency and these were updated in February 2016.
- 2.2.2. The climate change allowances are predictions of anticipated change for peak river flow by river basin district and peak rainfall intensity. They are based on climate change projections and different scenarios of carbon dioxide (CO₂) emissions to the atmosphere. There are different allowances for different periods of time over the next century.
- 2.2.3. The climate change allowances cover a range of standards according to the proposed use and vulnerability to flood risk. The different standards can be accessed from the link below:
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>
- 2.2.4. Local Policies on flood risk can be found in the adopted Natural Resources and Waste Local Plan 2013 (CD2/2). Policy Water 6 requires that all applications for new development consider flood risk, commensurate with the scale and impact of the development. Where there is the possibility of any flood risk to the site, or the potential for flood risk impact on other sites, a Flood Risk Assessment is required. The policy requires that the flood risk assessment must take into account the implications of climate change. For all sites that are allocated in the SAP which include land in flood zones 2 or 3 or where there are surface water flooding problems the developer will have to provide a flood risk assessment which shows that the new climate change allowances have been taken into account. For identified sites that have land in flood zones 2 or 3 or surface water flooding problems, if a new planning application is submitted they will also have to provide a flood risk assessment which shows that the new climate change allowances have been taken into account. Para 2.51 of the SAP cross refers to the NRWLP stating that “the Natural Resources and Waste Local Plan includes policies on flood risk which apply to all sites”.
- 2.2.5. Leeds City Council is updating its Minimum Development Control Standards for Flood Risk to reflect the Government’s latest climate change allowances. The standards can be found as the appendix to the adopted Natural Resources and Waste Local Plan on the Council’s website. Developers are expected to meet these standards in their drainage strategies when submitting applications for development and they are used to assess the effectiveness of drainage proposals by the Council’s Flood Risk Management Team when commenting on planning applications.
- 2.2.6. Sites that have been subject to the exception test also need to be able to achieve the relevant climate change allowance. There are a number of different solutions to address this. It is in keeping with character in the City Centre and Inner Area for developments to be built higher so that floor levels are raised above the flood zone and the climate change allowance. Leeds is also seeing these type of developments taking place in outer areas as

well now and also seeing ground floors occupied by garages with living accommodation above. This means that the Council has no reason to think that climate change allowances cannot be achieved. Where there are factors such as conservation areas or listed buildings which could pose limitations on design solutions, the Council has proposed mixed uses which enable more vulnerable development to take place on the upper levels with less vulnerable, commercial uses on the ground floor.

- 2.2.7 There may be instances where some flood risk management measures are not necessary now but may be in the future. This is a 'managed adaptive approach', for example, setting a development away from a river so it is easier to improve flood defences in the future. The Environment Agency will consider whether a managed adaptive approach might be appropriate and for all main rivers and Environment Agency assets a minimum 8 metre easement is required.

2.3. Local Policies

Leeds Core Strategy CD2/1

- 2.3.1. The Leeds Core Strategy approach is guided by the need for a sustainable settlement strategy and the desire to consider a range of economic, social and environmental issues. Consequently, it directs that future growth should be located where it would be most effective in supporting sustainable communities, urban renaissance, regeneration, housing renewal and economic development to support job creation. Central to this approach is the principle to reuse previously developed land within urban areas. Priority is given to urban potential (including infill and particularly brownfield sites), even though within these broad strategic locations there are areas of flood risk. Objective 18 of the Leeds Core strategy states:

“Secure development which has regard to its impact on the local environment and is resilient to the consequences of climate change, including flood risk.”

- 2.3.2. This approach is reinforced in the following relevant policies; SP3 Role of the City Centre, criterion vi, SP6 The Housing Requirement and the Allocation of Housing Land, criterion vii and EN5 Managing Flood Risk and in Core Strategy Spatial Policy SP1. Housing Market Character Areas in the City Centre and Inner Area have exceeded the target for those HMCAs and this reflects the Core Strategy need to give priority to brownfield land and ensure that land in the urban area is the focus of development. Furthermore, the SAP provides for a range of housing types but the City Centre and Inner HMCAs are most likely to be able to provide higher density developments where some flood risk solutions can be achieved by taller buildings that have a smaller built development footprint and which are proposed for mixed use with residential on the higher floors and commercial uses on the ground floor.

2.3. Natural Resources and Waste Local Plan 2013 CD2/2

2.3.1 The Natural Resources and Waste Local Plan (NRWLP) contains a set of detailed policies that help to manage flood risk from both rivers and from surface water flooding. The policies include protection of areas of functional floodplain from development and a requirement for development to reduce the rate of surface water run off. There is also a policy which provides guidance for development in zones of rapid inundation. NRWLP policies also require planning applications to be informed by detailed flood risk assessments where appropriate. This requirement is referred to in para. 2.51 of the Site Allocation Plan and therefore has not been duplicated in individual site requirements.

2.4 Leeds Strategic Flood Risk Assessment (SFRA) EB4/4

2.4.1 Completed in 2007, the Leeds SFRA provides a comprehensive overview of the river and drainage systems across the district and associated flood risks. The SFRA provides the context for the application of the sequential test. The document subdivides the district into zones of 'high', 'medium' and 'low' probability of flooding.

The document highlights the River Aire, River Wharfe and their tributaries as dominant features of the District. A large proportion of local communities are situated adjacent to, or near, these rivers and/or their tributaries. The south-eastern boundary of the District is adjacent to the River Calder and Leeds also experiences flooding from this River. As a consequence of being located adjacent to the River Aire, parts of the City Centre and regeneration areas are within zone 3a high probability area. The Leeds SFRA provides a basis to ensure that detailed flood risk issues are understood where it aligns with more recent Environment Agency (EA) flood data. Where there is a difference with EA data, the EA data takes precedence because it is more recent.

2.4.2 **Flood zone 2** is defined as areas with a medium probability of flooding and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%) in any year. In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage systems.

2.4.3 **Flood zone 3a** is defined as areas with a high probability of flooding and comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) in any year. In this zone, developers and local authorities should seek opportunities to:

- reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage systems;
- relocate existing development to land in zones with a lower probability of flooding; and
- create space for flooding to occur by restoring functional floodplain and flood flow pathways and by identifying, allocating and safeguarding open space for flood storage.

2.4.4 Sub Delineation of Zone 3a

A number of areas of existing development within the District of Leeds are affected by flooding with a 5% (1 in 20 year) probability. Careful consideration must be given to the future sustainability of development within areas that may be subject to flooding on a relatively frequent basis. For this reason, Zone 3a High Probability has been sub delineated in the Leeds SFRA in the following manner:

- Zone 3a(ii) High Probability - areas that fall within the 5% (1 in 20 year) flood envelope; and
- Zone 3a(i) High Probability - areas that fall outside of the 5% (1 in 20 year) flood envelope, however are affected by river flooding in the 1% (1 in 100 year) event.

This sub-delineation of high risk zone 3a has been used to inform previous versions of the flood risk sequential test, ensuring that the Council has done its best to avoid allocating vulnerable development in flood risk areas as far as possible. However, because the EA Flood Map changed significantly in November 2016, this final update to the sequential test does not rely on the sub-delineation of zone 3a in the SFRA as it can no longer be assumed to be accurate. An update to the SFRA will take place once the Leeds Flood Alleviation Scheme is complete.

2.4.6 Flood zone 3b

This is the functional floodplain and has been defined in the Council's Strategic Flood Risk Assessment in the following way:

Zone 3b Functional Floodplain is land:

- where water flows or has to be stored in times of flood;
- that is subject to flooding with a 1 in 20 year (5%) probability (or more frequently); and
- that is reserved by Leeds City Council for this purpose.

The functional floodplain primarily consists of the broad open spaces adjoining the waterway corridors of the River Wharfe and River Aire. It is essential that these floodplain areas are protected from future development.

Where the SFRA shows that a site that was previously allocated in the Leeds Unitary Development Plan Review (2006) now has a significant amount of functional floodplain then careful consideration has been given as to whether the site can still be carried forward as an identified site in the Site Allocation Plan. In some instances the site is effectively 'de-allocated'.

2.4.7 The Leeds SFRA was used as the basis for the application of the flood risk sequential test along with the Environment Agency Flood Map for the Publication Draft Plan. At that time, although there had been very minor changes to the EA's flood map since the SFRA was published in 2007, the two data sources were generally consistent and could be used in conjunction with each other. However, in November 2016 the Environment Agency provided an update to the Flood Map. This update showed significant changes in flood zones. The Council have revised the flood risk sequential and exception tests accordingly. This paper provides the results of the tests using the new November 2016 data.

- 2.4.8 The revised sequential test set out in this document updates the previous test using the November 2016 EA Flood Maps to define the flood zone that each of the proposed allocations lie within. The test attempts to meet the target from sites in flood zone 1 in the first instance before looking for sites in flood zone 2 and then in flood zone 3a. Because the SFRA no longer aligns with the EA maps the sequential test does not use the SFRA sub-division of flood zone 3a into zones 3ai and 3aii. This additional step in the sequential test methodology (sequentially preferring zone 3ai to 3aii sites) has not therefore been undertaken in this revised assessment. However, previous flood risk sequential tests did use the refinement of flood zone 3a and that work is still valid and shows that a full approach to avoiding flood risk has been taken.
- 2.4.9 The November 2016 EA Flood Map does not define the functional flood plain (zone 3b). This is defined in the Leeds SFRA and as such the SFRA still provides the most up-to-date source of information on those areas where water has to be stored in times of flood. Zones of Rapid Inundation are those areas where the product of depth and velocity exceeds 0.4m²/s. and as such these areas remain reasonably accurate as the best available information in the SFRA. Therefore the Council has still been able to use the Leeds SFRA to inform this sequential and exception tests update and likewise with the Zones of Rapid Inundation. The Council is confident that areas of functional floodplain are protected from any proposals for built development in the SAP.
- 2.4.10 The Leeds SFRA represented the best available information to inform the Publication Draft exception test as a Level 2 Flood Risk Assessment at that point in time and enabled a strategic approach to avoiding flood risk in site allocations. Whilst the SFRA is not entirely out of date, where appropriate the Council has undertaken further assessment work to underpin the conclusion and site requirements set out in the exception test.
- 2.4.11 Leeds City Council is implementing a Flood Alleviation Scheme (FAS) on the River Aire, which will help to reduce the risk of flooding, particularly in the south of the city centre. The Leeds FAS is designed to minimize the need for hard defences. Phase 1 of the scheme involves removal of the weirs in the River Aire to be replaced with movable weirs. This is to be carried out in conjunction with tree planting and flood storage through removal of the Knostrop cut. This will have the effect of reducing the river level and therefore those sites benefitting from the scheme will have their flood risk status improved to 1 in 75 years. Phase 2 of the scheme is an extension of phase 1 to reduce flood risk upstream of Leeds Train Station. Phase 2 is currently at feasibility stage. Because the FAS will effect flood probability it makes sense for the Council to wait until the FAS is complete before updating the SFRA. Parts of the FAS include the construction of hard defences and these will effectively create new areas of rapid inundation which will be defined on the revised SFRA after the FAS is complete. The update to the SFRA is programmed in the Council's Local Development Scheme.
- 2.4.12 Where hard defences have created new areas of rapid inundation, any development proposals in those areas will need to take account of the residual risk of flooding. The residual risk is the risk that arises in defended areas if the defence is overtopped or breached. In those circumstances the developer will need to carry out a breach analysis and show that there is long term maintenance in place for the defence.

3 SITE AND FLOOD RISK INFORMATION

3.1 Site Locations

3.1.1 Each HMCA area has a target for housing land supply which has been set in the adopted Core Strategy 2014 (CD2/1). Sites which are proposed to be allocated or identified in the SAP have therefore been subject to the sequential test by HMCA area to ensure that the target for the HMCA can be met.

3.1.2 For employment allocations the target in the Core Strategy has been set for the whole Plan area and therefore the sequential test has been carried out for the Plan area.

3.1.3 The development sites assessed have been identified from the following sources:

- existing land use allocations identified in the Leeds Unitary Development Plan (UDP Review 2006) which remain available;
- sites with planning permission;
- sites submitted for consideration as part of the Strategic Housing Land Availability Assessment;
- sites from a 'Call for Sites' exercise in January 2013;
- sites submitted by developers / land owners or the general public;
- Council owned land.

3.2 Housing

3.2.1 The Core Strategy sets a target of 74,000 new dwellings to be delivered over the lifetime of the Plan with an allowance of 8,000 dwellings expected through windfall delivery. The remainder will be provided through site allocations and identified sites. Spatial Policy 7 outlines the distribution of these dwellings throughout Leeds. Safeguarded land will also be identified. The table below shows the distribution throughout Leeds and forms the basis for each of the HMCA chapters.

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%

3.2.2 The Core Strategy requirement will be met through the Site Allocations Plan and the Aire Valley Leeds Area Action Plan.

3.3 Employment

3.3.1 The Core Strategy outlines a need for further employment land throughout the lifetime of the plan. Unlike housing this requirement is district wide rather than being split into areas across the city. For general employment (B2-B8 uses) a minimum of 493 hectares is required. For Office development the Core Strategy has a target of 1 million sqm which comprises existing identified office development with planning permission and an additional 160,000 sqm of new floorspace in or on the edge of the city centre and town centres.

3.3.2 Land to meet these targets will be identified and allocated in the Site Allocations Plan and the Aire Valley Leeds Area Action Plan. The employment sites to meet this need are included in the relevant HMCA chapters alongside the housing for consistency in the methodology, however, area based targets are not provided.

3.3.3 Employment uses are considered less vulnerable to flood risk than housing, so employment use may be a preferable alternative to housing use on a site with high flood risk. The sequential test for employment sites considers those sites that meet city-wide and Aire Valley requirements for general employment land and office space.

3.4 Safeguarded Land

3.4.1 To ensure the necessary long-term endurance of the green belt, definition of its boundaries is accompanied by designation of Safeguarded Land to provide land for longer-term development needs. Safeguarding this land will ensure that the land that remains in the green belt can be robustly defended from inappropriate development.

3.4.2 The Core Strategy requires 10% of the land to be identified or allocated for housing to be reserved as Safeguarded Land. This means land for 6,600 dwellings needs to be designated as Safeguarded Land district wide. But the Core Strategy gives no guide to the distribution of Safeguarded Land between HMCAs. As Safeguarded Land enables the permanence of the green belt boundary to be maintained, it can only be located in the outer areas that have substantive areas of green belt. The urban HMCAs including the city centre cannot provide Safeguarded Land.

3.4.3 Safeguarded Land is not proposed for development within the plan period and therefore has not been subject to the sequential and exception tests.

3.5 Flood risk source

3.5.1 A number of towns and villages are at risk of flooding from rivers within the District, including a considerable proportion of Leeds City Centre. Indeed, the Environment Agency estimates that there are over 2000 properties at 'significant' risk of river flooding within the District of Leeds, susceptible to a 1.33% chance of flooding. Some locations in

Leeds are also at risk of flooding from non-fluvial sources, for example where drainage infrastructure is inadequate or where topography and soil conditions mean that downpours cause localised flooding. This is known as surface water flooding. It is also a consideration in the application of the sequential test.

3.6 Boxing Day 2015 Floods

3.6.1 The Environment Agency provided flood outlines for flooding that occurred from the River Aire on Boxing Day 2015. This shows that the flooding is considered to be a 1 in 200 year event. Mitigation measures required for sites in the Site Allocation Plan require protection for the 1 in 100 year event plus freeboard, however where the Council has information that a site flooded on Boxing Day 2015, it is recommended that floor levels are raised above the 1 in 200 year flood level plus freeboard where practicable. Where the Council is aware that a site flooded on Boxing Day 2015 this has been referenced within Part B of the Exception Test for each site.

4 THE SEQUENTIAL TEST

4.1 Background

4.1.1 As set out in the National Planning Policy Framework, the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Where there are no reasonably available sites in Flood Zone 1, local planning authorities allocating land in local plans should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should decision-makers consider the suitability of sites in Flood Zone 3, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

4.1.2 Within each Flood Zone, new development should be first directed to sites at the lowest probability of flooding and the flood vulnerability of the intended use matched to the flood risk of the site e.g. higher vulnerability uses located on parts of the site at lowest probability of flooding.

4.2 Methodology

4.2.1 The Site Allocations Plan will allocate land for a number of primary uses. This will include housing, employment and mixed use developments. The Plan has requirements for the amount of land or number of units to be developed for residential and general employment uses, which can be used as the basis for applying the sequential test.

Assumptions used

- i. The Leeds area will identify and allocate a minimum of 66,000 (plus additional safeguarded Land) new homes over the plan period as set out in the Core Strategy for Leeds;

- ii. The Leeds area will identify and allocate 493 hectares of land general employment use as set out in the Core Strategy for Leeds;
- iii. The Leeds area will identify and allocate an additional 160,000 sqm of office floor space based on a centres first approach, additional to the 840,000 sqm that already exists in planning permissions , to meet a total target of 1 million sqm;
- iv. Sites which have been assessed as unsuitable and discounted prior to the flood risk assessment (reasons include being outside the settlement hierarchy; wholly within an area of high flood risk zone 3b (functional floodplain in the SFRA); wholly within a Site of Special Scientific Interest (SSSI) or national nature conservation designation (ancient woodland); within minerals or waste safeguarded sites; within the Airport Safety Zone; fall outside the settlement hierarchy) will be listed for information but not assessed;
- v. Sites that the City Council decided not to allocate in the Publication Plan will be listed with the reason for not allocating.

4.2.2 The Leeds SFRA (EB4/4) was used as the basis for the application of the flood risk sequential test along with the Environment Agency Flood Map for the Publication Draft Plan. At that time, the two data sources were generally consistent and could be used in conjunction with each other. Therefore the September 2015 Flood Risk Sequential Test Background Paper (EB4/1) includes an assessment using zone 3ai and 3aia as shown in the Leeds SFRA. However, in November 2016 the Environment Agency provided an update to the Flood Map. This update showed significant changes in flood zones. Therefore, for the purposes of this update the zone 3a layer shown in the November 2016 data has been used and NOT the 3ai/3aia delineation from the SFRA. The Council has taken a detailed look at the differences between the September 2015 data and the November 2016. Where there are any changes in the flood risk, these sites have been subject to further detailed examination of these changes. The comparison between the two data sets generally shows an improvement in flood risk with a significant number of areas moving from zone 3 to zone 2 and subsequently there is a reduction in the number of proposed allocations that are in zone 3a. Where there is evidence in the Flood Map that some areas have an increase in flood risk, such as a small area around Holbeck and parts of Methley, the Council has considered whether there are any proposed allocations that need a detailed flood risk assessment.

4.2.3 Surface Water Flooding

Surface water flooding occurs when the rainfall intensity exceeds the ability of the ground to absorb the water and when the drainage system is at full capacity. It commonly occurs during high intensity, short duration, rainfall. The resulting flooding is more often localised in nature, rather than wide scale flooding usually associated with river (fluvial) flooding.

The Environment Agency has undertaken modelling of surface water flood risk at a national scale and produced mapping identifying those areas at risk of surface water flooding during three annual probability events: 3.3% AEP (1 in 30 chance of flooding in any one year), 1% AEP and 0.1% AEP. The latest version of the mapping is available on the Environment Agency website, and is referred to as 'Risk of Flooding from Surface Water'.

The data for the Leeds District is presented by HMCA in maps at the end of this paper and should be considered alongside the Flood Risk comments in the Site Allocations Plan. Additional flood risk mitigation measures, such as raised floor levels, may be required for sites that are shown to be at risk from surface water flooding, along with an allowance for climate change. This should be addressed within the developer's Flood Risk Assessment.

All sites within the Plan are required to comply with the Council's Policy WATER 7 of the Natural Resources and Waste Local Plan (CD2/2) regarding the need to reduce the rate (L/s) of surface water run-off from the site, post-development.

4.3 **Housing**

- 4.3.1 Full details of sites considered for each area are provided in the HMCA chapters (CD1/1). Sites not suitable for allocation will be listed first, followed by sites within Flood Zone 1 as these are sequentially preferable sites. These will not be subject to any further assessment. Where the number of dwellings required for the HMCA cannot be accommodated on Zone 1 sites there will be a sequential basis to include sites from the next level of flood risk. If the required number of dwellings still cannot be accommodated, there will be a sequential basis to include sites from the next level of flood risk, and so on.
- 4.3.2 Housing sites will be assessed sequentially according to the extent of site area prone to flood risk. Where no part of a site, or a negligible part of a site (less than 2%) falls within EA Zones 2 or 3, the site will be categorised as a Zone 1 site with low flood risk. The 2% threshold is used because it is anticipated that this very small area of flood risk can avoid having any built development in the layout. Sites over 1 ha in size, where 2% of land area could be significant, are required to submit a flood risk assessment with the planning application, thereby providing an opportunity for the Council to ensure that careful layout and design is used to avoid placing built development over the small areas of high and medium flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.
- 4.3.3 After Zone 1, the next best category of sites will be those with a small area of flood risk below the Strategic Housing Land Availability Assessment (SHLAA) (EB8/4) threshold. Assumptions about net developable areas of sites have already been made in Leeds' SHLAA from which dwelling capacities for sites in the Site Allocations Plan have been derived. For large sites (2ha or more) the assumption is that 25% of the site area will not have dwellings built on and for small sites (less than 2ha) the assumption is that 10% of the site area will not have dwellings built on. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing housing over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.
- 4.3.4 After the category of sites with a small amount of land prone to flood risk (less than the SHLAA thresholds), the next best category of sites will be those with EA Zone 2 flood risk. The extent of land in Zone 2 flood risk will exceed the SHLAA thresholds, but will not include land in Zone 3 above the SHLAA threshold.

4.3.5 After the Zone 2 category, the next best category of sites will be Zone 3a. Again, the SHLAA thresholds will determine which sites qualify for this category.

4.4 **Employment**

4.4.1 This methodology concerns employment sites throughout the Leeds district, including Aire Valley, although a separate sequential test has been undertaken for the Aire Valley. As the Core Strategy sets separate district wide targets for both offices and general employment, the sequential test assesses these categories of employment separately.

General Employment

4.4.2 General employment use is one of the less vulnerable uses and in that respect will often be preferable to housing use on land that has higher risk of flood.

4.4.3 The Submission Draft Site Allocation Plan plus the Aire Valley Leeds Area Action Plan propose a supply of general employment (493.12ha) which exceeds the Core Strategy requirement (493ha) by just 0.12ha. The data for this is set out in the Submission Draft Site Allocations Plan at paragraph 2.84 (CD1/1). This is a very small margin which could easily reduce further as a number of proposed general employment allocations are subject to proposals for other uses. This means that there is little scope to avoid including sites with high flood risk. The general employment sites being advanced in the Site Allocations Plan are set out in Table E1 below. Essentially, these sites have passed the Flood Risk Sequential Test. The sites are listed according to the extent of flood risk in flood zone 1, and then zone 2 and then zone 3a to allow a sequential approach. Please note that some sites are already allocated in the Natural Resources and Waste Local Plan (CD2/2) which are included because their development potential will count towards the Core Strategy General Employment requirement.

4.4.4 The City Council has appraised sites against national planning policy tests of whether they are *suitable* and *available* for employment development. As a result some sites are not being proposed as employment allocations. Table E2 below sets out the reasons for why the sites were not proposed for allocation. It is divided into Part A concerning sites not allocated that have low flood risk and Part B which are sites that have more than 20% of their areas in high flood zones (using the total area of the Environment Agency's zones 2 and 3), so would not have any flood risk advantages over the sites that are being proposed for allocation in the Plans. In terms of Part A, the most common reasons were that sites were not available, often because the land was already in use for employment, or because the land had been taken for other uses, including housing, retail and other miscellaneous uses. Some sites were not suitable because of access problems.

Offices

4.4.5 Offices are a less vulnerable use than housing, and will often be preferred on sites of high flood risk in suitable town centre locations. It should be noted that the Site Allocations Plan is proposing a number of mixed use allocations for a combination of offices and

residential, particularly in the City Centre. For the purposes of the flood risk sequential test, where mixed use proposals involve residential these are dealt with under the housing sequential tests for the 11 Housing Market Characteristic Areas.

- 4.4.6 The Core Strategy has a requirement for 1 million square metres of office floorspace to be planned for during the 2012 – 2028 Plan Period (both identified and new sites). The amount of office floorspace (allocated and identified) comes to 1,067,583 sqm (including office provision which is planned on mixed –use sites). The requirement is therefore exceeded by 67,583 sqm. In flood risk terms this surplus does not necessarily mean that the office sites that are in the highest flood zones need to be deleted. There are other factors which need attention.
- 4.4.7 As well as the flood risk sequential test, offices are also subject to a “centres first” sequential test. A key strand of national and local planning policy is to give priority to location of new offices in city and town centres. If land is available in-centre, this should be preferred to edge-of-centre locations and if land is available edge-of-centre, this should be preferred to out-of-centre locations. This significantly reduces the availability of suitable locations for new office development; most out-of-centre locations have to be rejected as contrary to national and local planning policy.
- 4.4.8 There are strong sustainability advantages for locating offices in-centre, particularly in the city centre. Offices have a higher employee/floorspace ratio than all other employment uses, so it is important to try to reserve the locations with the best public transport and proximity to labour markets for office development.
- 4.4.9 Looking at the 41 sites identified and allocated for office use (without residential mixed use) in Table E3, only 14 have flood risk above 10% of site area. Of these 11 are identified permitted sites, leaving only 3 allocations which the City Council can choose whether to include in the Allocation Plans. These are Hunslet Lane Hunslet Leeds, Kirkstall Road Car Park and Wellington Road / Gotts Road. All three sites are in Leeds City Centre which benefit from passing the town centres sequential test and from the sustainability advantages of offices in town centre locations. As such the sites proposed for office use in the Site Allocations Plan are considered to have passed the flood risk sequential test.
- 4.4.10 The need to ensure that offices are within a centre has meant that some sites which are in a low flood risk zone are not suitable for office allocation because of being in an out-of-centre location. For completeness, sites not being allocated for office use in high flood risk zones are set out in Table E4b.

5 THE EXCEPTION TEST

5.1 Introduction

- 5.1.1 The NPPF requires the Exception Test to be applied to housing sites when, following the application of the Sequential Test, it is not possible for the development to be located in zones of lower probability of flooding. The NPPF (Para 102) sets out the two roles of an Exception Test:

- *it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk;*
- *a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and , where possible, will reduce flood risk overall*

5.1.2 In many areas of Leeds there is enough land available in areas of low flood risk. However, there are some HMCAs which have a higher incidence of flood risk, particularly the Inner area and City Centre which contain sites that are entirely or partially located within Flood Risk Zones 2 or 3 that, in terms of the settlement hierarchy, the Core Strategy places a focus on as being particularly sustainable. These will require Exception Tests which will explore the wider sustainability benefits including:

- High accessibility by public transport, walking and cycling
- Regeneration of deprived areas
- Bringing brownfield land back into use (achieving the Core Strategy targets for PDL)
- Improving the appearance of neglected unattractive land
- Economic growth
- Provision of employment where it is needed

5.1.3 Some of the sites that have passed the Sequential Test and require an Exception Test only have a small part of the site in zone 3a. Where the proportion of the site in zone 3a is less than the SHLAA thresholds of 10% for sites under 2ha or 25% for sites over 2 ha then it is likely that the zone 3a flood risk area can be avoided in the layout of the site. On this basis those sites have not been subjected to the Exception Test. These sites are listed in Table 3 of the Exception Test for each HMCA. It is essential that any planning application for housing or more vulnerable uses takes a sequential approach to the layout of the site which shows that the development avoids zone 3a and therefore a site requirement has been applied to these sites to ensure this approach.

Housing Sites

Sequential and Exception Tests by Housing Market Characteristic Areas

Order of HMCAs:

Aireborough

City Centre

East

Inner

North

Outer North East

Outer North West

Outer South

Outer South East

Outer South West

Outer West

1. AIREBOROUGH

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Submission Draft Plan (CD1/1). Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage and at the Publication stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For Aireborough 2,300 dwellings are required (3% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

The tables below have used the Environment Agency Flood Map November 2016 to establish percentages of sites falling within each flood zone.

Sites not proposed for allocation

Sites that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. Many sites sit outside of Leeds’ Settlement Hierarchy so are not sustainable; others posed unacceptable harm in terms of impact on the Green Belt or other interests of importance. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. The reasons for these sites not being allocated are appraised to see if the need to avoid use of sites that flood might be overriding. In the case of Aireborough HMCA, the main reasons for the sites not being allocated in low/zero flood risk (Zone EA1 or inconsequential amounts of Zones EA2 and 3) is that they perform badly against Green Belt objectives or are divorced from the Settlement Hierarchy. Some have fundamental highway access problems and issues with nature conservation. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

The next part of this assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM			SFRA 3b	SFRA RI
2038	Low Mills, Guiseley	Not allocated as housing		144	7.2	2.22	25.83	28.05				
The majority of the site is not in the green belt (0.01% is) and is well contained. Flooding and Highway issues regarding access can be mitigated against as part of the design and layout of the site.												
2162	Warm Lane (north of), Yeadon	Not allocated as housing		72	2.8	0.07	4.84	4.91				
Green Belt site. Development of site in isolation would be unrelated to the existing settlement pattern and would set a precedent for unrestricted sprawl.												
2160	Scotland Lane, Ling Bob, Horsforth	Not allocated as housing		0	72.9	0.12	1.33	1.45				
Green Belt site. The site is not supported by Highways and development would lead to urban sprawl.												
2163B	Park Road (South of) Sodhall Hill, Guiseley	Not allocated as housing		76	13	0.19	0.47	0.66				
Green Belt site. The site has been split in two as the southern section is considered unsuitable for development due to Highways concerns and as development would not be well related to the existing settlement pattern. The quality of the road network would prevent a large development (both A and B) in this area.												
63	Woodlands Drive - Cragg Wood Nurseries, Rawdon	Not allocated as housing	y	33	1.1	0	0	0				
Not within settlement hierarchy												
1017	Hawksworth Lane (land at), Hawksworth Nurseries	Not allocated as housing	y	31	1	0	0	0				
Not within settlement hierarchy												
1103	Bradford Road, Guiseley LS20	Not allocated as housing		7	0.2	0	0	0				
Planning permission implemented. Site boundary amended to delete retail element from the site. Site suitable for housing, but too small for allocation..												
1104	Greenside Farm, Yeadon LS19	Not allocated as housing		58	2.2	0	0	0				
Green Belt site. Existing city farm on site. Development of site 1104 in isolation would constitute urban sprawl. Proposed conservation area.												
1148	Bradford Road (land off), Guiseley	Not allocated as housing		539	20.5	0	0	0				
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.												
1180B	Coach Road (land off), Guiseley LS20	Not allocated as housing		72	2.7	0	0	0				

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM				SFRA 3b	SFRA RI
Green Belt site. The site has been split in two as the southern section is considered unsuitable for development due to Highways concerns and the fact that development would not be well related to the existing settlement pattern.													
1186	Cross Lane (land at), off Carlton Lane, Guiseley LS21	Not allocated as housing	y	77	3.4	0	0	0					
Not within settlement hierarchy													
1189	Bramston Lodge (land at), Carlton, Near Yeadon	Not allocated as housing	y	59	2.6	0	0	0					
Not within settlement hierarchy													
1194	Thorpe Lane (land at) - Hawksworth Lane, Guiseley LS20	Not allocated as housing		58	2.2	0	0	0					
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.													
1254	Moor Lane (land at), Guiseley	Not allocated as housing	y	39	1.2	0	0	0					
Not within settlement hierarchy													
1255A	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	Not allocated as housing		180	6.8	0	0	0					
Green Belt site. Site 1255 has been split into two sections, as the northern section is not considered suitable for development. Development of site A would constitute urban sprawl and unacceptable pressure on highway capacity.													
1256	Wills Gill (land at), off Carlton Lane, Guiseley	Not allocated as housing		289	11.1	0	0	0					
Green Belt site. The site is not well connected to the urban area, and would not constitute rounding off of the settlement. As such development would represent urban sprawl. The site has access constraints.													
1311B	Coach Road (land to the south of) , Guiseley	Not allocated as housing		38	1.2	0	0	0					
Green Belt site. The site has been split in two as the southern section is considered unsuitable for development. Development of site B would extend further into the green belt and not relate well to the existing settlement pattern.													
1326	Town End (land at), Carlton, Yeadon LS19	Not allocated as housing	y	301	13.4	0	0	0					
Not within settlement hierarchy													
2118	Haw Lane, Yeadon	Not allocated as housing		60	2.3	0	0	0					

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM			SFRA 3b	SFRA RI
This site is designated as a Village Green and so is not considered suitable for development.												
2119	Canada Road, Rawdon	Not allocated as housing		34	1.1	0	0	0				
Whilst the site is considered to be well related to the urban area, Highways object to development of the site due to poor visibility of site access.												
2161	Westfield Mount (west of), Yeadon	Not allocated as housing		83	3.2	0	0	0				
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.												
3028	Kelcliffe Lane, Guiseley	Not allocated as housing		396	11.5	0	0	0				
Green Belt site. Visible location above the urban area. Development would constitute urban sprawl, unrelated to the existing settlement pattern. Highways issues regarding access.												
3030	Banksfield Crescent, Yeadon	Not allocated as housing		101	3.8	0	0	0				
Green Belt site. Part of the site also falls within the designated Village Green. Development of the site in isolation would be unrelated to the existing settlement pattern and constitute urban sprawl.												
3031	Land Behind 1-19 Westfield Oval, Yeadon	Not allocated as housing		41	1.3	0	0	0				
Green Belt site, not particularly well related to the existing settlement pattern. Highways concerns re access - adoptable highway not considered achievable.												
3033	Land to east of Apperley Lane	Not allocated as housing		214	8.2	0	0	0				
Green Belt site. The site performs an important role in safeguarding the countryside from encroachment. Development of site 3033 in isolation would be unrelated to the existing settlement pattern.												
3034	Cold Harbour Farm, Bayton Lane, Yeadon	Not allocated as housing		0	74.6	0	0	0				
Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and development would have a serious impact on the openness of the Green Belt and result in a large area of urban sprawl. The site is not supported by Highways.												
3326	Land at Rawdon, Leeds	Not allocated as housing		200	7.6	0	0	0				
Green Belt site. The site contains a Site of Ecological or Geological Interest (SEGI) and is not considered suitable for development. 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.												
5151	Land N of Holmehurst off Apperley Lane Rawdon	Not allocated as housing		37	1.2	0	0	0				

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM				SFRA 3b	SFRA RI
A Green Belt site located within Cragg Wood Conservation Area. 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.													
5152	Land S of Holmehurst off Apperley Lane Rawdon	Not allocated as housing		82	3.1	0	0	0					
A Green Belt site in Cragg Wood Conservation Area. Whilst the site lies adjacent to existing properties within the Green Belt, designation would separate the site from the built up area and create an irregular Green Belt boundary leading to further potential urban sprawl and narrowing the gap between Leeds and Bradford.													
5260	Land east of Layton Lane, Rawdon	Not allocated as housing		53	2	0	0	0					
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.													
5316	Coney Park, Yeadon	Not allocated as housing		800	35.5	0	0	0					
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.													
5251	LCC Depot, Henshaw Lane, Yeadon	Not allocated as housing		54	1.5	0	0	0					
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.													

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

Sites contributing to meeting needs

Sites with low flood risk – zone 1

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk can easily avoid having any built development or the boundary can be amended to exclude the flood risk areas, as was the case at site HG2-1 New Birks Farm (see detailed FRA in Appendix 1).

The majority of sites proposed for allocation in Aireborough are within flood zone 1. In total these sites can deliver 1,962 dwellings of the 2,300 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that development on land of higher flood risk may be justified as insufficient housing land is available on land of low flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
EG1-1	Coney Park Harrogate Rd Yeadon Ls19	Identified employment (permitted)		16.5	0	0	0		
EG1-2	Airport West Ph3 Warren House Lane Yeadon Ls19	Identified employment (permitted)		0.5	0	0	0		
EG1-3	White House Lane Yeadon Ls20	Identified employment (permitted)		4.6	0	0	0		
EG1-4	Adj Westfield Mills Yeadon	Identified employment (UDP)		0.1	0	0	0		
EG1-5	Park Mill Leeds Road, Rawdon	Identified employment (permitted)		1.6	0	0	0		
EG2-1	Land to side Netherfield Mills, Netherfield Road, Guiseley	Employment allocation (general)		0.4	0	0	0		
EO1-1	Warren House Lane Harrogate Rd Yeadon Ls19	Identified employment (permitted)		0.8	0	0	0		
EO1-2	Ph3 Rawdon Park Green Lane Yeadon	Identified employment (permitted)		0.2	0	0	0		
HG1-1	Bradford Road - High Royds, Menston	Identified housing (permitted)	349	24.1	0	0	0		
HG1-2	Netherfield Road - Cromptons, Guiseley	Identified housing (permitted)	116	4.6	0	0	0		
HG1-3	Netherfield Road, Guiseley	Identified housing (permitted)	98	3.2	0	0	0		
HG1-4	The Drop Inn 29 Town Street Guiseley	Identified housing (permitted)	6	0.2	0	0	0		
HG1-5	Parkside Works Otley Road Guiseley	Identified housing (permitted)	7	0.2	0	0	0		
HG1-6	Springfield Road - Springhead Mills, Guiseley	Identified housing (permitted)	54	1.9	0	0	0		
HG1-7	Former Dairy Crest Site, Queensway, Guiseley	Identified housing (permitted)	14	0.6	0	0	0		
HG1-8	107 Queensway Yeadon	Identified housing (permitted)	9	0.1	0	0	0		
HG1-9	Haworth Court, Chapel Lane	Identified housing (permitted)	45	0.6	0	0	0		
HG1-10	Greenlea Road, Yeadon	Identified housing (permitted)	30	1	0	0	0		
HG1-11	Station Garage, Henshaw Lane, Yeadon	Identified housing (permitted)	5	0.3	0	0	0		
HG1-12	Green Lane (land to the rear of Naylor Jennings Mill), Yeadon	Identified housing (permitted)	171	6	0	0	0		
HG1-13	26-28 New Road Side Horsforth	Identified housing (permitted)	5	0	0	0	0		
HG1-14	Batter Lane, Rawdon	Identified housing (permitted)	4	0.4	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG2-1	New Birks Farm, Ings Lane, Guiseley (note, following a detailed FRA, the site boundary has been amended to exclude parts of the site that were found to be functional floodplain. The FRA can be found in Appendix 1).	Housing allocation	160	11.3	0.04	0	0.04		
HG2-2	Wills Gill, Guiseley	Housing allocation	133	5.1	0	0	0		
HG2-3	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	Housing allocation	234	8.9	0	0	0		
HG2-4	Hollins Hill and Hawkstone Avenue, Guiseley	Housing allocation	80	3	0	0	0		
HG2-5	Coach Road/Park Road Guiseley	Housing allocation	83	5.3	0	0	0		
HG2-6	Silverdale Avenue (land at), Guiseley	Housing allocation	32	2	0	0	0		
HG2-7	Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon	Housing allocation	7	0.4	0	0	0		
HG2-8	Kirkland House, Queensway, Yeadon	Housing allocation	17	0.5	0	0	0		
HG2-9	Land at Victoria Avenue, Leeds	Housing allocation	102	3.9	0	0	0		
HG2-10	Gill Lane, Yeadon LS19	Housing allocation	155	5.9	0	0	0		
HG2-11	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	Housing allocation	6	0.5	0	0	0		
HG2-12	Woodlands Drive, Rawdon	Housing allocation	25	4.9	0	0	0		
HG2-229	The Old Mill, Miry Lane, Yeadon	Housing allocation	15	0.4	0	0	0		
			1962						

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.

The Sequential Test

In Aireborough HMCA 1,962 dwellings can be achieved on sites within zone 1 flood risk, leaving 338 dwellings to be found from the 2,300 target.

Looking next at sites that contain small quantities of land at risk of flooding (a combination of EA Zone 2 and Zone 3). If the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. Aireborough has no sites in this category.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. Again, Aireborough has no sites in this category.

Looking next at sites with a meaningful amount of land in Zone 3a, Aireborough has one site in this category set out in Table 5 which provides a total capacity of 54 dwellings. This means that the Aireborough HMCA has provided 2,016 dwellings – which is a deficit of 284 dwellings under the 2,300 target.

The site in Zone 3a effectively passes the flood risk sequential test because it is needed to contribute to the Core Strategy requirement of 2,300 dwellings for Aireborough. Because it has planning permission it will have already been subject to Flood Risk Assessment (FRA) and an Exception Test. If a revised scheme is submitted a new FRA and Exception Test will be required.

Surface water and other sources of flooding

The Aireborough HMCA experiences problems with the speed of surface water run-off coming down from the surrounding hills during heavy rainfall events. The Environment Agency Map for Flood Risk from Surface Water has been used to identify any potential surface water pathways that might affect the proposed sites (see the map extract in Appendix 2), however it is essential that for all developments there is no increase in the rate of surface water run off. This requirement is applied through the Natural Resources and Waste Local Plan Policy Water 7 which also seeks for developments to use sustainable drainage wherever practicable.

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
No sites qualify									

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
No sites qualify									

Table 5: sites with a meaningful amount of land in Zone 3a

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	RI
HG1-96 *	Low Hall Road -Riverside Mill, Horsforth LS19	Identified housing (permitted)	54	7.9	32.32	23.49	55.81	9.29	

*Sites which fall in two or more HMCA's, only the capacity for the area within this HMCA has been included in the total

AIREBOROUGH HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test. For the Exception Test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

Only one site is allocated for housing or mixed use in the Aireborough HMCA which requires the Exception Test to be applied. This site is:

HG1-96 Riverside Mill, Low Hall Road, Horsforth, LS19

Exception Test for Site HG1-96 Riverside Mill, Low Hall Road, Horsforth	
Flood Risk Zone: 3a and 2 , small part of site in zone 3b	
Proposed uses subject of Exception Test: Housing (estimated 54 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning consent. Sustainability appraisal site assessment: Not assessed as the development had already commenced.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
Yes an FRA was submitted with the planning application	
Conclusion	
A detailed FRA was submitted alongside the planning application demonstrating that the development will be safe and will not increase flood risk elsewhere. There must be no built development in the zone 3b functional floodplain.	

Conclusion

Site HG1-96 at Riverside Mill, Low Hall Road, Horsforth is the only site in the Aireborough HMCA that is required to have passed the Exception Test. This site already has a planning consent and has already been subject to Flood Risk Assessment and the Sequential and Exception Tests through the application process. Provided the scheme is implemented according to the planning consent, the Exception Test does not have to be done again. If the scheme is altered and a new planning application submitted, a new Exception Test will be required.

2. CITY CENTRE

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Submission Draft Plan (CD1/1). Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage and at the Publication stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the City Centre 10,200 dwellings are required (15.5% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

The tables below have used the Environment Agency Flood Map November 2016 to establish percentages of sites falling within each flood zone.

Sites not proposed for allocation

Sites that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. In the case of the City Centre HMCA, the main reasons for the sites not being allocated in low/zero flood risk (Zone EA1 or inconsequential amounts of Zones EA2 and 3) is that they are not available or have been proposed for other uses – such as education. Some have fundamental highway access problems or there are other planning policy constraints. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

The next part of this assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI	
Land area not available for 7 further dwellings.											
2024	Kirkstall Road Car Park	Not allocated as housing		233	0.7	9	91	100			
Office and greenspace preferred on surface car park site in busy road junction.											
AV8	Former Yorkshire Chemicals East, Black Bull St	Not allocated as housing		0	1.7	0	100	100			
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.											
5167	Wellington Plaza Wellington Street Leeds	Not allocated as housing		10	0.1	45.75	3.4	49.15			
No prospect of coming forward, functioning as office space - DM advice. Development interest expressed for residential redevelopment with a small amount of office space. Such development would have policy support in this location.											
2002	Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter	Not allocated as housing		100	1.1	6.76	30.19	36.95			
Premises occupied. Site not available.											
1267	Kidacre Street - former gas works site	Not allocated as housing		200	4.3	33.76	3.11	36.87			
Site currently blighted by HS2											
459	Eastgate/Harewood Quarter LS2	Not allocated as housing		450	6.8	1.54	33.58	35.12			
Phase 1 south of Eastgate under construction with no residential or office content. Phase 2 north of Eastgate likely to follow suit.											
455	Wellington Street – Lumiere	Not allocated as housing		838	0.5	9.24	0.27	9.51			
Site under construction as non-residential office scheme.											
2014	Kidacre Street, Motorcycle Training Area	Not allocated as housing		50	0.8	5.42	0	5.42			
Site currently blighted by HS2											
2013	Pottery Fields, Kidacre Street	Not allocated as housing		30	1.4	0	3.65	3.65			
Site currently blighted by HS2											
AV97	Dransfield House, Mill Street	Not allocated as housing		0	0.8	0.47	2.36	2.83			
Site not available for development.											
403	New Station Street (18-24) LS1	Not allocated as housing		6	0	0	0	0			

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI	
Recent implementation of bar scheme renders residential development highly unlikely.											
420	Park Row (8)	Not allocated as housing		75	0.1	0	0	0			
Suitable for conversion to residential development with offices at lower floor levels. Residential development interest shown through lapsed permission 20/324/00/FU.											
425	Albion Place - Leeds Club	Not allocated as housing		9	0.1	0	0	0			
Not available for residential or office development. Building in full use as a hospitality venue.											
462	Call Lane 52	Not allocated as housing		14	0	0	0	0			
Ground floor now established as a night club. Availability and suitability questionable.											
1020	Clarendon Road (rear of 39)/ Kendal Lane Leeds LS2	Not allocated as housing		2	0	0	0	0			
Not suitable. Applications for dwellings have been refused planning permission.											
1140	Pontefract Lane (land west of), Richmond Hill LS9	Not allocated as housing		132	2.2	0	0	0			
No indication that this site is available for redevelopment. Buildings are occupied by a variety of businesses.											
2005	Trafalgar Street	Not allocated as housing		137	0.4	0	0	0			
Site thriving as multi-storey car park therefore not available.											
2008	Crown Street - White Cloth Hall LS2	Not allocated as housing		5	0.1	0	0	0			
Suitable site for conservation led refurbishment and redevelopment with ground floor retail and upper floor residential.											
2012	Meadow Lane frontage - Apex Business Park	Not allocated as housing		298	3.4	0	0	0			
Site currently blighted by HS2											
2028B	Great George Street - LGI	Not allocated as housing		623	7.1	0	0	0			
These parts of the LGI are likely to be retained in hospital use, so will not be available for development.											
5011	St Alban's Place, Leeds City Centre	Not allocated as housing		202	0.6	0	0	0			
Land not available for scheme.											
AV95	New Hope Church, Saxton Lane	Not allocated as housing		0	0.5	0	0	0			
Site not available for development											
231	Kirkgate Phase II	Housing allocation with mixed uses		65	0.3	0	0	0			
Site expected to proceed as a non-residential development scheme without offices											

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

Sites contributing to meeting needs

Sites with low flood risk – zone 1

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be excluded from the built development. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites within the City Centre are within flood zone 1. In total these sites can deliver 3,198 dwellings of the 10,200 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that development on land of higher flood risk may be justified as insufficient housing land is available on land of low flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
AV18	Marsh Lane	Aire Valley mixed use allocation	289	3.7					
AV19	Marsh Lane / Saxton Lane	Identified housing	80	0.2					
AV20	Yorkshire Ambulance Station, Saxton Lane	Housing allocation	95	0.6					
AV22	Former Richmond Inn, Upper Accommodation Road	Housing allocation	10	0.4					
AV27	Former Leeds College of Technology, East Street	Identified housing	39	0.2					
AV39	East Street Mills	Identified housing	7	0.5					
EO1-26	6 Queen Street And 28a York Place LS1	Identified employment (permitted)		0.2	0	0	0		
EO1-27	Extension At Cloth Hall Court Infirmary Street LS1	Identified employment (permitted)		0.3	0	0	0		
HG1-419	22-23 Blenheim Terrace, Leeds, LS2 9HD	Identified housing (permitted)	9	0.1	0	0	0		
HG1-420	8 Blenheim Terrace, Woodhouse Lane, Woodhouse, Leeds, LS2 9HZ	Identified housing (permitted)	6	0	0	0	0		
HG1-421	3-4 Blenheim Terrace LS2	Identified housing (permitted)	1	0.1	0	0	0		
HG1-422	8 Springfield Mount, Leeds LS2 9ND	Identified housing (permitted)	9	0	0	0	0		
HG1-423	Springfield Mount (19), Woodhouse LS2 9NG	Identified housing (permitted)	7	0.1	0	0	0		
HG1-424	44 Clarendon Road, LS2 9PJ	Identified housing (permitted)	5	0	0	0	0		
HG1-425	29-31 Hyde Park Terrace LS2	Identified housing (permitted)	6	0.1	0	0	0		
HG1-426	25-27 Hyde Terrace LS1	Identified housing (permitted)	11	0.1	0	0	0		
HG1-427	23 Hyde Terrace LS2	Identified housing (permitted)	6	0	0	0	0		
HG1-428	40 Clarendon Road LS2	Identified housing (permitted)	6	0.1	0	0	0		
HG1-429	36 Clarendon Road, Woodhouse, Leeds, LS9 9NZ	Identified housing (permitted)	7	0.1	0	0	0		
HG1-430	15-19 Hyde Terrace, Leeds, LS2 9LT	Identified housing (permitted)	14	0.1	0	0	0		
HG1-431	65 Clarendon Road, Leeds, LS2 9NZ	Identified housing (permitted)	12	0.1	0	0	0		
HG1-432	31 Clarendon Road, LS2 9NZ	Identified housing (permitted)	10	0.1	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-433	Clarendon House, 20 Clarendon Road	Identified housing (permitted)	24	0.2	0	0	0		
HG1-434	20-28 Hyde Terrace, Leeds LS2 9LN	Identified housing (permitted)	27	0.1	0	0	0		
HG1-436	Leeds Metropolitan University LS1 3HE	Identified housing (permitted)	145	1.7	0	0	0		
HG1-437	21 - 23 Queen Square	Identified housing (permitted)	5	0	0	0	0		
HG1-438	18 Queen Square, Leeds, LS2	Identified housing (permitted)	7	0	0	0	0		
HG1-440	17 Regent Street Sheepscar	Identified housing (permitted)	73	0.2	0	0	0		
HG1-441	Kendall Carr, Hanover Mount, Woodhouse	Identified housing (permitted)	23	0.2	0	0	0		
HG1-442	Hanover Square (32) LS3 1AW	Identified housing (permitted)	7	0	0	0	0		
HG1-443	Algernon Firth Building, LGI, Thoresby Place Leeds	Identified housing (permitted)	43	0.2	0	0	0		
HG1-444	Crown House, 81 - 89 Great George Street, Leeds, LS1 3BR	Identified housing (permitted)	37	0.1	0	0	0		
HG1-445	63 Great George Street, Leeds, LS1 3bb	Identified housing (permitted)	5	0	0	0	0		
HG1-446	74 New Briggate, LS1	Identified housing (permitted)	7	0.1	0	0	0		
HG1-447	New York Road - Crispin House LS2	Identified housing (permitted)	85	0.1	0	0	0		
HG1-448	Emco Ho 5-7 New York Road LS2	Identified housing (permitted)	74	0.1	0	0	0		
HG1-449	The Headrow - Pearl Chambers LS1	Identified housing (permitted)	26	0.1	0	0	0		
HG1-450	Forsyth House, 5 South Parade, City Centre	Identified housing (permitted)	13	0	0	0	0		
HG1-451	22 to 24 New Briggate	Identified housing (permitted)	12	0	0	0	0		
HG1-452	Pennine House, LS1 5RN	Identified housing (permitted)	112	0.1	0	0	0		
HG1-453	6 - 12 Lands Lane, LS1 6LD	Identified housing (permitted)	18	0.1	0	0	0		
HG1-454	42 Park Place, LS1 2RY	Identified housing (permitted)	8	0	0	0	0		
HG1-456	29 Kirkgate and 18 New York Street, Leeds LS2	Identified housing (permitted)	8	0	0	0	0		
HG1-462	53 The Calls, Leeds, LS2 7EY	Identified housing (permitted)	16	0	0	0	0		
HG1-465	Burley House, 12 Clarendon Road, Woodhouse, Leeds, LS2 9NF	Identified mixed use (permitted)	25	0	0	0	0		
HG1-466	61-67 St Pauls Street, Leeds, LS1 2TE	Identified mixed use (permitted)	6	0	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-474	Aspect Court, 47 Park Square East, Leeds, LS1 2NL	Identified mixed use (permitted)	29	0	0	0	0		
HG1-475	25 Wellington Street, Leeds, LS1 4DL	Identified mixed use (permitted)	20	0	0	0	0		
HG1-479	88 North Street, Sheepscar, Leeds, LS2 7PN	Identified mixed use (permitted)	11	0	0	0	0		
HG1-480	143-5 THE HEADROW LS1	Identified mixed use (permitted)	15	0	0	0	0		
HG1-481	109 - 113 The Headrow	Identified mixed use (permitted)	22	0	0	0	0		
HG1-482	Rivers House, 21 Park Square South	Identified mixed use (permitted)	63	0	0	0	0		
HG1-483	Brunswick Point, Wade Lane	Identified mixed use (permitted)	84	0	0	0	0		
HG1-484	25 Queen Street	Identified mixed use (permitted)	71	0	0	0	0		
HG1-485	117 The Headrow	Identified mixed use (permitted)	27	0	0	0	0		
HG1-486	49 Upper Basinghall Street	Identified mixed use (permitted)	6	0	0	0	0		
HG1-492	60 Upper Basinghall Street, Leeds, LS1 5HR	Identified mixed use (permitted)	5	0	0	0	0		
HG1-495	54 Albion Street, Leeds, LS1 6AD	Identified mixed use (permitted)	8	0	0	0	0		
HG1-505	Zicon House, Wade Lane, Leeds, LS2 8NL	Identified mixed use (permitted)	65	0	0	0	0		
HG1-511	Leylands Road	Identified mixed use (permitted)	12	0	0	0	0		
HG1-512	Caspar, North Street Leeds	Identified mixed use (permitted)	51	0	0	0	0		
HG2-187	Brandon Road, LS3	Housing allocation	72	0.2	0	0	0		
HG2-188	Great George Street (57)	Housing allocation	7	0	0	0	0		
HG2-189	North Street (59) - Caspar building and Centenary House LS2	Housing allocation	85	0.7	0	0	0		
HG2-191	Aire Street (49) LS1	Housing allocation	6	0	0	0	0		
HG2-199	Holbeck Day Centre, Holbeck Moor Road, Holbeck	Housing allocation	14	0.2	0	0	0		
HG2-209	The Faversham	Housing Allocation	30	0	0	0	0		
MX1-5	Portland Crescent LS1	Identified mixed use (permitted)	50	0.9	0	0	0		
MX1-22	Skinner Lane - Jayco House LS7	Identified mixed use (permitted)	106	0.2	0	0	0		
MX1-435	Leeds Metropolitan University LS1 3HE	Identified housing (permitted)	125	1.4	0	0	0		
MX2-15	Great George Street - LGI	Housing allocation with mixed uses	372	4.3	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
MX2-16	Bridge Street, Baker House	Housing allocation with mixed uses	63	0.2	0.08	0	0.08		
MX2-17	North Street - Leeds College of Building	Housing allocation with mixed uses	180	0.9	0	0	0		
MX2-18	Regent Street / Skinner Lane LS2	Housing allocation with mixed uses	72	0.2	0	0	0		
MX2-20	Westgate - Brotherton House LS1 2RS	Housing allocation with mixed uses	63	0.3	0	0	0		
MX2-25	Duncan Street (7)	Housing allocation with mixed uses	15	0	0	0	0		
MX2-27	Wharf Street	Housing allocation with mixed uses	14	0	0	0	0		
			3198						

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.

The Sequential Test

In the City Centre HMCA 3,198 dwellings can be achieved on sites within zone 1 flood risk, leaving 7,002 dwellings to be found from the 10,200 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. These sites are listed in Table 3 below, which provides a capacity of 1004 dwellings. Deducting these from the 7,002 dwellings means that 5,998 dwellings still need to be found from the 10,200 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. These sites are listed in Table 4 and are next in the order of sequential preference. The total capacity of dwellings in this category is 2,564. Deducting these from the 5,998 dwellings means that 3,434 dwellings still need to be found from the 10,200 target.

Looking next at sites with a meaningful amount of land in Zone 3a, these are set out in Table 5 and provide for a total capacity of 4,143 dwellings. This means that the target is exceeded by 709 dwellings. These sites are similar in nature and there is no fair way of selecting some of them to go forward for development whilst leaving some of them rejected. Therefore, collectively they pass the flood risk sequential test, but need to be assessed individually in terms of the Exception Test.

Surface water and other sources of flooding

The City Centre HMCA experiences problems with the speed of surface water run-off during heavy rainfall events because of the amount of hard surfacing and built development in the city centre. The Environment Agency Map for Flood Risk from Surface Water has been used to identify any potential surface water pathways that might affect the proposed sites (see the map extract in Appendix 2), however it is essential that for all developments there is no increase in the rate of surface water run off. This requirement is applied through the Natural Resources and Waste Local Plan Policy Water 7 which also seeks for developments to use sustainable drainage wherever practicable.

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold.

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
AV25	Richmond Street / Flax Place	Identified housing	195	0.5					
MX2-19	Westgate - Leeds International Swimming Pool	Housing allocation with mixed uses	209	1.3	8.51	0	8.51		
MX2-23	Quarry Hill/York Street Leeds	Housing allocation with mixed uses	600	3.3	1.34	1.45	2.55		
EG2-22	Leathley Road & Cross Myrtle Street LS11	Employment allocation (general)		0.2	0.63	0	0.63		
			1004						

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
AV7	Former Yorkshire Chemicals North West, Black Bull St	Aire Valley mixed use allocation	53	0.3					
EG1-62	Bristol Street Motors Bridge Road Water Lane	Identified employment (permitted)		0.7	100	0	100		
EO1-30	Adj West Point Wellington Street LS1	Identified employment (permitted)		0.4	100	0	100		
EO1-33	1 Victoria Place Holbeck LS11 5AN	Identified employment (permitted)		0.2	88.89	11.11	100		
EO1-34	Warehouse Sweet Street LS11	Identified employment (permitted)		0.3	98.15	0	98.15		
EO1-35	10 - 11 Sweet Street Holbeck LS11 9DB	Identified employment (permitted)		0.9	74.03	0	74.03		
EO1-36	Criterion Place	Identified employment (permitted)		0	92.1	7.9	100		
EO2-9	Hunslet Lane Hunslet Leeds	Employment allocation (office)		0.3	100	0	100		
HG1-458	4 St Peters Place Leeds LS9	Identified housing (permitted)	18	0	97.49	0	97.49		
HG1-463	Manor Road (16-18) LS11	Identified housing (permitted)	57	0.1	100	0	100		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-464	Manor Road LS11	Identified housing (permitted)	744	1.9	61.99	0	61.99		
HG1-496	35 Aire Street, Leeds, LS1 4HT	Identified housing (permitted)	8	0.02	100	0	100		
HG2-198	Manor Road - Manor Court, Holbeck LS11	Housing allocation	39	0.1	100	0	100		
MX1-9	30 Sovereign Street, Leeds, LS1 4BA	Identified mixed use (permitted)	5	0	100	0	100		
MX1-14	Globe Road - Tower Works LS10	Identified mixed use (permitted)	134	1.1	94.98	5.02	100		
MX1-20	Jack Lane / Sweet Street LS10	Identified mixed use (permitted)	296	2.9	22.63	0	22.63		
MX2-34	Criterion Place North	Housing allocation	210	0.4	99.87	0	99.87		
MX2-35	Temple Works Mixed Use Site (Formerly HG2-196 and HG2-197)	Mixed Use Allocation	1000	3.1	57.28	9.15	66.43		
			2564						

Table 5: sites with a meaningful amount of land in Zone 3a

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
AV5	Indigo Blu, Crown Point Road	Identified housing	26	0.1					
AV17	Braime Pressings, Hunslet Lane	Aire Valley mixed use allocation	121	2.3					
AV94	South Bank Planning Statement Area	Housing with mixed use allocation	825	19.5					
HG1-457	First And Second Floors And Loft Space, 46-48 New York Street	Identified housing (permitted)	7	0	29.82	48.26	78.08		
HG1-459	The Calls (36)	Identified housing (permitted)	14	0	0	100	100	1.04	
HG2-195	Silver Street/ Midland Mills South	Housing allocation	179	0.6	45.44	51.73	97.17		
MX1-10	St Peters church & house	Identified mixed use (permitted)	35	0.3	0	100	100		
MX1-21	High Court LS1	Identified mixed use (permitted)	9	0.1	0	100	100		
MX1-24	Wellington Street - YEP LS1 1RF	Identified mixed use (permitted)	204	1.9	0.51	99.49	100	0.54	19.79

MX2-22	St Peters Square	Housing allocation with mixed uses	49	0.1	55.36	44.64	100		
MX2-29	The Calls (38)	Housing allocation with mixed uses	14	0	0	100	100		
MX2-30	Water Lane Railway Triangle	Housing allocation with mixed uses	171	1	4.38	20.76	25.14		
HG2-208	Globe Quay, Globe Road	Housing allocation	4	0	30.43	69.57	100		
MX1-8	Aireside development, Wellington Place and Whitehall Road, Leeds	Identified mixed use (permitted)	600	0	0	100	100		

AV9	Hunslet Lane, Evans Halshaw Garage	Aire Valley mixed use allocation	191	2.4					
AV10	Armouries Drive, Leeds Dock	Identified employment (office)		0.9					
AV11	Former Alea Casino, The Boulevard, Leeds Dock	Identified employment (office)		0.2					
AV12	Armouries Drive, Carlisle Road	Aire Valley mixed use allocation	114	1.4					
AV13	Clarence Road/Carlisle Road	Aire Valley mixed use allocation	15	0.2					
AV14	Hydro Works, Clarence Road	Aire Valley mixed use allocation	105	1.6					
AV15	Sayner Lane / Clarence Road	Aire Valley mixed use allocation	94	1.4					
AV16	Sayner Lane / Carlisle Road	Aire Valley mixed use allocation	90	1.4					
AV26	The Gateway, Marsh Lane	Identified housing	110	1.8					
AV96	Airedale Mills, Clarence Road	Identified employment (general)	67	1.3					
EO1-31	Whitehall Riverside Whitehall Road LS1	Identified employment (permitted)		1.7	0	100	100	2.2	
EO1-32	Flax Warehouse (formerly Marshall House) Marshall Street LS11	Identified employment (permitted)		0	0	100	100		
EO2-6	Kirkstall Road Car Park	Employment allocation (office)		0.7	9	91	100		
HG2-194	Silver Street/ Midland Mills North	Housing allocation	86	0.3	0.52	99.23	99.75		
MX1-7	Cropper Gate - Mayfair LS1	Identified mixed use (permitted)	272	0.2	40.1 9	59.81	100		
MX1-13	Globe Road / Water Lane LS11	Identified mixed use (permitted)	263	1.8	28.3 4	65.34	93.68		
MX1-15	Granary Wharf Car Park, off Water Lane LS11 5PS	Identified mixed use (permitted)	68	0.4	72.5 7	26.89	99.46		
MX1-16	Silver Street - Midland Mills LS11 9YW	Identified mixed use (permitted)	15	0.4	26.2 5	73.75	100		

MX1-23	The Calls (rear 2-28) LS2	Identified mixed use (permitted)	77	0.4	20.1 3	77.22	97.35	0.6	
MX2-32	Water Lane - Westbank	Housing allocation with mixed uses	288	2.2	17.4 7	82.53	100		
MX2-36	Water Lane Car Park (was HG2-193)	Mixed use allocation	30	0.2	2.41	97.59	100		
			4143						

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA has been included in the total

CITY CENTRE HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test. For the Exception Test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 29 sites in the City Centre HMCA which have passed the Sequential Test and require the Exception Test to be applied because they are proposed for uses that are classed as 'more vulnerable'. This is a fewer number of sites than in the September 2015 Flood risk Sequential and Exception Test Background Paper because the November 2016 data shows that flood risk probability has improved for a small number of sites in the City Centre HMCA.

Some sites have already had Exception Tests because they are allocated in the Aire Valley Area Action Plan. The Exception Tests for those sites can be found in the Aire Valley Area Action Plan Flood Risk Background Paper and have not been duplicated in this paper. These sites are:

Aire Valley Leeds

AV5 Indigo Blu, Crown Point Road
AV9 Evans Halshaw, Hunslet Lane
AV12 Armouries Drive
AV13 South of Clarence Dock, Carlisle Road
AV14 Former Hydro Site
AV15 Clarence Road/Carlise Road
AV16 Sayner Lane/Sayner Road
AV17 Braime Pressings, Hunslet Road
AV26 The Gateway, Marsh Lane
AV94 South Bank Planning Statement Area

The sites that have Exception Tests included within this paper are:

Proposed for allocation

MX2-22 St Peters Square
MX2-29 The Calls (38)
MX2-30 Water Lane Railway Triangle
MX2-32 Water Lane - Westbank
HG2-193 Water Lane Car Park
HG2-194 Silver Street / Midland Mills North
HG2-195 Silver Street/ Midland Mills South
HG2-208 Globe Quay, Globe Road

Identified sites with planning permission

MX1-7	Cropper Gate - Mayfair LS1
MX1-8	Aireside Development, Wellington Place and Whitehall Road
MX1-10	St Peters Church & House
MX1-13	Globe Road / Water Lane LS11
MX1-15	Granary Wharf Car Park, off Water Lane LS11 5PS
MX1-16	Silver Street - Midland Mills LS11 9YW
MX1-21	High Court LS1
MX1-23	The Calls (rear 2-28) LS2
MX1-24	Former Yorkshire Evening Post site, Wellington Street
HG1-457	First, Second and Loft Floors, 46-48 New York Street
HG1-459	The Calls (36)

Exception Test for Site: MX2-36 (2021) Water Lane Car Park, City Centre HMCA (formerly HG2-193)	
Flood Risk Zone: 3A	
Proposed uses subject of Exception Test: Mixed use, residential (30 units) and office	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: Brings a derelict brownfield site back into use. Close proximity to the city centre train and bus stations.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none"> • The site is located within Flood Zone 3A, however, it did not flood on Boxing Day 2015. The return period for this event is estimated to have been between 1 in 200 and 1 in 300 years. It is therefore likely that the site is actually located within Flood Zone 2. Once the Leeds Flood Alleviation Scheme is complete, the risk of flooding to the site, from the River Aire will be further reduced. • Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or else be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced: • The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events. • Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. • Any flooding is likely to be of short duration, (less than 24 hours), hence it is likely that people could remain inside their apartments, if they are unable to evacuate the site. • The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings. • Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level. • Floor levels should be raised above predicted flood levels, as per LCC's Minimum 	

Development Control Standards.

- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk will be reduced by setting finished floor levels above adjacent ground levels.
- The existing site is almost entirely impermeable, so any redevelopment which incorporates SuDS will provide betterment.
- In terms of drainage, the site is classed as a 'brownfield'. Any redevelopment would have to comply with Council's surface water discharge (30% reduction) policy. This will ensure that the development helps to reduce flood risk elsewhere.

Conclusion

Proposed housing use on site MX2-36 is considered to have passed the Exception Test. A detailed FRA must be submitted alongside any development proposals demonstrating that these recommended mitigation measures have been incorporated to ensure that the development will be safe and will not increase flood risk elsewhere.

Exception Test for Site: MX1-8, Aireside Development, Wellington Place and Whitehall Road, HMCA: City Centre

Flood Risk Zone: 3A

Proposed uses subject of Exception Test: Mixed use residential (600 units) and office

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	This proposal will provide regeneration of a derelict brownfield site. It is very accessible to the Leeds train station and close to bus routes on Wellington Road.
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The EA Flood Map indicates that the site is located within Flood Zone 3A. The site flooded on Boxing Day 2015 - the return period for this event is estimated to have been between 1 in 200 and 1 in 300 years.
- The measures below describe how the impacts of flooding to any development within this site will be mitigated:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events.
- Buildings, such as flats – at first floor level and above, with car parking at ground level, would be preferable to dwelling houses. Bungalows are not acceptable.
- Ideally, openings should be incorporated within the building structure at ground floor level, to allow water to pass through the site.
- Any flooding is likely to be of short duration, (less than 24 hours), hence it is likely that people could remain inside buildings, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres

above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.

- Floor levels should be raised above predicted flood levels, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk will be reduced by setting finished floor levels above adjacent ground levels.
- The existing site is almost entirely impermeable, so any redevelopment which incorporates SuDS will provide betterment.
- In terms of drainage, the site is classed as a 'brownfield'. Any redevelopment would have to comply with Council's surface water discharge (30% reduction) policy. This will ensure that the development helps to reduce flood risk elsewhere.

Conclusion

Proposed housing and office use on site MX1-8 is considered to have passed the Exception Test. A detailed FRA must be submitted alongside any development proposals demonstrating that these recommended mitigation measures have been incorporated to ensure that the development will be safe and will not increase flood risk elsewhere.

Exception Test for Site: HG2-208, Globe Quay, Globe Road, HMCA: City Centre

Flood Risk Zone: 3A

Proposed uses subject of Exception Test: Housing (4 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	Explain how: The site is within walking distance to Leeds Train Station. It is part of a regeneration area and the proposal helps to bring a Listed Building back into use.
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The EA Flood Map indicates that the site is located within Flood Zone 3A. However, the site did not flood on Boxing Day 2015. The return period for this event is estimated to have been between 1 in 200 and 1 in 300 years. It is therefore likely that the site is actually located within Flood Zone 2. Once the Leeds Flood Alleviation Scheme is complete, the risk of flooding to the site, from the river Aire will be further reduced.
- Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or else be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events.
- Any flooding is likely to be of short duration, (less than 24 hours), hence it is likely that people could remain inside their apartments, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.

- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above predicted flood levels, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk will be reduced by setting finished floor levels above adjacent ground levels.
- The existing site is almost entirely impermeable, so any redevelopment which incorporates SuDS will provide betterment.
- In terms of drainage, the site is classed as a 'brownfield'. Any redevelopment would have to comply with Council's surface water discharge (30% reduction) policy. This will ensure that the development helps to reduce flood risk elsewhere.

Conclusion

Proposed housing use on site HG2-208 is considered to have passed the Exception Test. A detailed FRA must be submitted alongside any development proposals demonstrating that these recommended mitigation measures have been incorporated to ensure that the development will be safe and will not increase flood risk elsewhere.

Exception Test for Sites:	MX2-30	Water Lane Railway Triangle
	MX2-32	Water Lane – Westbank
	HG2-194	Silver Street / Midland Mills North
	HG2-195	Silver Street/ Midland Mills South
Flood Risk Zone: 3A for all sites		
Proposed uses subject of Exception Test: Housing (813 units)		
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?		
Yes	<p>Explain how:</p> <p>These brownfield development sites are located within the City Centre and close to high frequency bus routes. They are accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. They are within Holbeck Urban Village which is designed to regenerate a range of old industrial buildings and vacant sites – including buildings of significant historical importance from the industrial revolution – into a vibrant mixed use quarter of the city centre. Some key sites have already been converted or redeveloped for housing, including the Round Foundry, and there is significant development interest for other sites, including for mixed office residential schemes.</p> <p>Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, and four significant positive scores for the sustainable location and access to the highway network, facilities and services.</p>	
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?		

Site MX2-32 Water Lane Westbank

- The EA Flood Map indicates that the site is located within Flood Zone 3A.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
 - Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced in order to make the site safe for its users:

- Flats at first floor level and above, with car parking at ground level, would be preferable.
- Openings should be incorporated within the building structure, to allow water to pass through the site.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the sites will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Marshall Street, about 250m SW of Westbank .
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the sites are classified as 'brown-field'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Sites HG2-194 Silver St/Midland Mills North and HG2-195 Silver Street/Midland Mills South

- The EA Flood Map indicates that both sites are located within Flood Zone 3A.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or else be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the sites will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Water Lane, about 50 - 150m North West of the sites.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment

and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.

- Floor levels should be raised above the 100 year flood level as per LCC’s Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the sites are classified as ‘brown-field’. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site MX2-30 Water Lane Railway Triangle

- The EA Flood Map indicates that the site is located within Flood Zone 3A.
- A Flood Risk Assessment, including a detailed topographical survey is required to confirm the level of flood risk at the site.
- If necessary, floor levels should be raised above the 100 year flood level as per LCC’s Minimum Development Control Standards.
- In terms of drainage, the site is classed as a ‘green-field’. Any future development would have to incorporate SuDS measures to mimic greenfield runoff.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, proposed housing use on sites MX2-30, MX2-32, HG2-194 and HG2-195 is considered to have passed the Exception Test.

Exception Test for Site MX2-29 The Calls (38)

Flood Risk Zone: 3A

Proposed uses subject of Exception Test: Housing (14 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	<p>Explain how:</p> <p>The site comprises of an existing building which would be converted to flats with offices on the lower floor(s).</p> <p>It is located within the city centre and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities.</p> <p>Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, for the sustainable location and access to the highway network, facilities and services.</p>
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The EA Flood Map indicates that the site is located within Flood Zone 3A.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below explain how the flood risk will be reduced in order to make the site safe for its users:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA’s Flood Warning Service. This will

provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Wharf St and High Court to the north.

- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC’s Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels
- In terms of drainage, the site is classified as ‘brown-field’. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on Site MX2-29 is considered to have passed the Exception Test.

Exception Test for Site MX2-22 St Peters Square

Flood Risk Zone: 3A

Proposed uses subject of Exception Test: Housing (49 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	<p>Explain how:</p> <p>Following the demolition of the previous building around 1995, this brown field development site comprises an infill opportunity. Development would improve the visual appearance of the frontage to York St.</p> <p>Located within the city centre and close to high frequency bus routes the site is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities.</p> <p>Sustainability appraisal site assessment: Generally positive scores for housing provision, reusing brown field land and buildings, for the sustainable location and access to the highway network, facilities and services.</p>
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The EA Flood Map indicates that the site lies within Flood Zones 2 and 3A.
- Sheepscar Beck runs in a culvert immediately to the West of the site and the site could be at risk of flooding from this source – particularly if there is a blockage within the culvert.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Given the proximity to the River Aire, floor levels should be raised above the 100 year flood level as per LCC’s Minimum Development Control Standards, or else raised above adjacent

road level, whichever is higher.

- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on Site MX2-22 is considered to have passed the Exception Test.

Exception Test for Sites	MX1-7 402 Cropper Gate - Mayfair LS1
	MX1-10 3017 St Peters church & house
	MX1-13 450 Globe Road / Water Lane LS11
	MX1-15 205 Granary Wharf Car Park, off Water Lane
	MX1-16 202 Silver Street - Midland Mills LS11
	MX1-21 415 High Court LS1
	MX1-23 456 The Calls (rear 2-28) LS2
	MX1-24 2023 Wellington Street - YEP LS1 1RF
	HG1-457 5108 1st, 2nd and loft floors, 46-48 New York Street
	HG1-459 395 The Calls (36)
Flood Risk Zone: 3A	
Proposed uses subject of Exception Test: Housing	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	<p>Explain how:</p> <p>All these sites have planning permission for residential development for which flood risk will have been a consideration.</p> <p>These sites are located within the City Centre and close to high frequency bus routes and are accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. They are brownfield sites mainly involving redevelopment of cleared sites or redundant/underused buildings, but also some conversions of existing property. As such, development will help re-use and regenerate the city centre making it a more attractive place to live, work and visit.</p> <p>No further flood risk assessment would be needed for these sites provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) will be required.</p>
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	

Site MX1-16 Silver Street - Midland Mills LS11

- The EA Flood Map indicates that the site is located within Flood Zone 3A.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or else be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced in order to make the site safe for its users:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Water Lane, about 150m west of the site.

- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site MX1-15 Granary Wharf Car Park

- The EA Flood Map indicates that the site is located within Flood Zone 3A.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or else be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced in order to make the site safe for its users:
- Flats at first floor level and above, with car parking at ground level, would be preferable to dwelling houses.
- Openings should be incorporated within the building structure, to allow water to pass through the site.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the sites will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Sweet Street, about 300m south of the Granary Wharf and Tower Works sites and 150m south of the Bath Road site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come

down the wall to raised sockets rather than be located below ground level.

- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the sites are classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site HG1-459 The Calls (36)

- The EA Flood Map indicates that the site is located within Flood Zone 3A.
- A flood risk assessment will be required to be submitted with any redevelopment proposals and this should include a topographical survey to help identify the level of flood risk at the site and whether or not any flood mitigation measures are required.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site MX1-7 Cropper Gate

- The EA Flood Map indicates that the site is located within Flood Zones 2 and 3A.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below explain how the flood risk will be reduced in order to make the site safe for its users:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found about 100m to the north of the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site MX1-21 High Court

- The EA Flood Map indicates that the site is located within Flood Zone 3.
- A Flood Risk Assessment is required and this should include a topographical survey to establish whether the site is at risk from flooding.

- If necessary flood mitigation measures should be included in any redevelopment of the site.

Site MX1-13 Globe Road / Water Lane

- Some parts of the site are at lower risk than other parts. The EA Flood Map indicates that the site is in Flood Zone 3 however the existing car park to the North of Globe Road may be located within Flood Zone 2.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- Although the site will be defended by the Leeds FAS, there is a residual risk of flooding, should the weirs fail to operate or else be subjected to an exceedance event. The measures below describe how the remaining flood risk will be further reduced in order to make the site safe for its users:
- Flats – at first floor level and above, with car parking at ground level, would be preferable to dwelling houses.
- Openings should be incorporated within the building structure, to allow water to pass through the site.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Marshall Street, about 300m south of the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site MX1-23 The Calls (rear 2-28)

- The EA Flood Map indicates that the site is located within Flood Zones 2 and 3A.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The site will be defended by the Leeds FAS up to the 1 in 100 year standard, however there is a residual risk of flooding associated with the failure of the movable weirs. The measures described below explain how the residual flood risk will be reduced in order to make the site safe for its users:
- Building should be set back from the edge of the river by at least 8m.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will

provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events.

- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site MX1-24 Former Yorkshire Evening Post, Wellington St

- The EA Flood Map indicates that the site is located within Flood Zone 3A. The Leeds SFRA indicates that part of the site is subject to rapid inundation because there is a flood defence wall.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) could potentially cause structural damage to buildings. Additional modelling work is required to identify the area at risk.
- Policy WATER 5 of the NRWLP applies to the site because of the zone of rapid inundation.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- Building should be set back from the edge of the river by at least 8m.
- Flats at first floor level and above, with car parking at ground level, would be preferable to dwelling houses.
- Openings should be incorporated within the building structure, to allow water to pass through the site.
- Buildings should be designed to withstand hydro-dynamic loading.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Marlborough St about 150 metres to the north.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site MX1-10 St Peters Church and House

- The EA Flood Map indicates that the site is located within Flood Zones 2 and 3A.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below explain how the flood risk will be reduced in order to make the site safe for its user:
 - The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
 - Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found to the north of the site.
 - Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
 - Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards
 - There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
 - In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Site HG1-457 First, Second and Loft Floors, 46 – 48 New York St

- The EA Flood Map indicates that the site is located within Flood Zones 2 and 3A.
- Sheepscar Beck runs in a culvert under Duke Street, to the East of the site and there is a potential risk of flooding from this source – particularly if there is a blockage within the culvert.
- Detailed modelling is required in order to make a more accurate assessment of flood risk at the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- For developments at 1st floor level and above, no particular flood risk mitigation measures are required.
- It should be possible to evacuate the building, during extreme events, onto higher ground, which can be found adjacent to the site.
- Any flooding is likely to be of short duration, (less than 6 hours), hence it is likely that people could remain inside the building if they are unable to evacuate the site.

Conclusion

Sites MX1-7, MX1-10, MX1-13, MX1-15, MX1-16, MX1-21, MX1-23, MX1-24, HG1-457 and HG1-459 – pass the Exception Test. These sites already have planning permission. No further exception test would be needed for these sites provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) and exception test will be required taking account of the advice set out above. The planning permission for site MX1-24 shows that no development is located in the Zone of Rapid Inundation.

3. EAST LEEDS

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Submission Draft Plan. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage and at the Publication stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the East HMCA 11,400 dwellings are required (17% of the total housing requirement for the district). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

The tables below have used the Environment Agency Flood Map November 2016 to establish percentages of sites falling within each flood zone.

Sites not proposed for allocation

Sites that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. Many sites sit outside of Leeds’ Settlement Hierarchy so are not sustainable; others posed unacceptable harm in terms of impact on the Green Belt or other interests of importance. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. In the case of East HMCA, the main reasons for the sites not being allocated in low/zero flood risk (Zone EA1 or inconsequential amounts of Zones EA2 and 3) is that they perform badly against Green Belt objectives or are divorced from the Settlement Hierarchy. Some have fundamental highway access problems and issues with nature conservation. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

The next part of this assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
AV100	Haigh Park Road, Stourton	Not allocated as housing		0						
Two areas of site are proposed for safeguarding as canal wharf in the NR&W Plan (Minerals 13). Stourton area proposed as an Intermodal Freight Area in the NR&W Plan (Minerals 13) where rail and water freight opportunities are encouraged.										
1094B	Red Hall Lane and Manston Lane (between)	Not allocated as housing		34	0.9	8.29	22.18	30.47		
Site 1094B is situated between a beck on the northern boundary and residential development on the southern boundary. The site has no direct road access.										
AV99	Former Power Station, Skelton Grange	Not allocated as housing		0						
Site is allocated for waste uses in the Natural Resources and Waste Local Plan										
AV101	Temple Green (wider site)	Not allocated as housing		0						
Majority of site now within the Leeds City Region Enterprise Zone. Early phases of development have begun including proposal for a park & ride facility. Presence of adjoining Knostrop WWTW and strategic waste allocations is a major constraint to development of sensitive uses, such as housing, nearby without significant mitigation works being undertaken which is unlikely to be viable										
1094A	Red Hall Lane and Manston Lane (between)	Not allocated as housing		0	377.7	0.24	2.23	2.47		
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.										
2087	Barrowby Lane (north of), Crawshaw Wood, Garforth, LS25	Not allocated as housing		266	11.3	0	0	0		
Green Belt site. The site is isolated and not related to the existing settlement. Development would significantly reduce the Green Belt gap between Cross Gates and Garforth, contrary to one of the purposes of Green Belts in preventing the coalescence of settlements. The proposed HS2 rail route runs through the site. Significant highway concerns regarding access and accessibility.										
2090B	Bullerthorpe Lane, Colton LS15	Not allocated as housing		2292	87.3	0	0	0		
Green Belt site which includes a Local Nature Area and Site of Ecological and Geological Importance, 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. A large site which would significantly extend the settlement and the site performs an important role in safeguarding from encroachment and the setting and special character of historic features.										
3079	Bell Hill Industrial Estate, Rothwell	Not allocated as housing		79	3	0	0	0		

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
Green Belt site. Whilst the site would be contained by the motorway to the north and existing development to the south west surrounding uses are industrial estates, so it is not considered suitable for a residential use. Development would be dependent on the adjacent site coming forward for access requirements.										
3111	Barrowby Lane (Barrowby Cottage), Garforth	Not allocated as housing		153	5.8	0	0	0		
Green Belt site. Site is isolated and unrelated to the existing settlement, with incursion into the Green Belt. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.										
3118	Site to south of York Road, Seacroft	Not allocated as housing		87	3.3	0	0	0		
The site is within the urban area but is allocated as a park and ride site on the existing UDP.										
3119	Wetherby Road/Wellington Hill, Shadwell	Not allocated as housing		64	2.4	0	0	0		
Green Belt site containing existing public house, with residential properties to the west and east. Development would be in conjunction with site 2062 and would effectively 'round off' the settlement pattern. However, do not want to promote new development directly outside the East Leeds Orbital Road; this principle is established all along its route. Existing use on site would still have the potential for a conversion/redevelopment in line with Green Belt policies.										
4170	Whinmoor Lane, Shadwell	Not allocated as housing		0	1.5	0	0	0		
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. Do not want to promote new development directly outside the East Leeds Orbital Road; this principle is established all along its route.										
4174	Sandleas Way, Crossgates	Not allocated as housing		94	3.1	0	0	0		
Brownfield site in the Main Urban Area - Made up of 4 different plots. Preference to retain these sites as employment/industry.										
4212	Manston lane, Cross Green	Not allocated as housing		127	4.2	0	0	0		
Brownfield site in the Main Urban Area. Preference to retain site as employment/industry.										
4258	Land Adjacent Barrowby Lodge, Graforth	Not allocated as housing		0	14.4	0	0	0		
Green Belt site. Site is isolated and unrelated to the existing settlement, with significant incursion into the Green Belt. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.										
5003	Manston Road, Leeds, LS15 8SX	Not allocated as housing		103	3.4	0	0	0		
Brownfield site in the Main Urban Area. Preference to retain site as employment/industry.										
5012	Fairview Farm, Wakefield Road	Not allocated as housing		0	0.7	0	0	0		
Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.										

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

Sites contributing to meeting needs

Sites with low flood risk – zone 1

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of sites proposed for allocation in the East HMCA are within flood zone 1. In total these sites can deliver 3,398 dwellings of the 11,400 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that development on land of higher flood risk may be justified as insufficient housing land is available on land of low flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
AV38	Former Copperfields College site	Housing allocation	273	11					
AV42	Riverside Place, Bridgewater Road	Identified employment (general)		0.8					
AV50	Snake Lane	Employment allocation (general)		0.8					
AV51	Knowsthorpe Way	Employment allocation (general)		0.8					
AV52	Newmarket Lane	Identified employment (general)		2					
AV54	Belfry Road	Employment allocation (general)		2					
AV55	South of Pontefract Road	Identified employment (general)		0.5					
AV56	Land off Knowsthorpe Road	Identified employment (general)		3					
AV57	Plot 2A, Thornes Farm Business Park	Identified employment (general)		1					
AV58	Plots 2B, Thornes Farm Business Park	Identified employment (general)		1.1					
AV59	Plot 5, Thornes Farm Business Park	Identified employment (general)		2.7					
AV60	Plot 6, Thornes Farm Business Park	Identified employment (general)		2.4					
AV65	Pontefract Road / Newmarket Approach	Employment allocation (general)		0.4					
AV66	Former Pittards site, Knowsthorpe Gate	Employment allocation (general)		5.2					
AV69	Symingtons Plot, Far Lane, Thornes Farm Business Park	Identified employment (general)		5					
AV70	2 Pontefract Lane	Identified employment (general)		0.4					
AV71	Thwaite Gate & Sussex Avenue	Identified employment (general)		0.4					
AV75	Pontefract Road, North of M1 J44	Identified employment (general)		5.6					
AV79	Adj M621 J7, Stourton	Identified employment (general)		1.2					
AV81	Leeds Valley Park	Identified employment (office)		23.9					
AV92	William Cooke Castings, Cross Green Approach	Identified employment (general)		4.7					
AV93	Unit 4 Queen Street Stourton	Identified employment (general)		0.2					
AV112	RocheFord Court, Pepper Road	Identified housing	11	0.3					
AV113	Former Leeds College of Building, Intermezzo Drive, Stourton	Identified employment (general)		1.6					
EG1-32	Coal Road Seacroft Ls 14	Identified employment (UDP)		3.7	0	0	0		
EG1-33	Manston La Sandreas Way Ls15	Identified employment (UDP)		1	0	0	0		
EG1-34	Land off Bullerthorpe Lane LS15	Identified employment (permitted)		0.1	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
EO1-14	Plot 4500 Century Way Thorpe Park Ls15	Identified employment (permitted)		2	0	0	0		
EO1-15	Plot 4400 Park Approach Thorpe Park Ls15	Identified employment (permitted)		0.9	0	0	0		
EO1-16	Plot 3175 Century Way Thorpe Park Ls15	Identified employment (permitted)		0.6	0	0	0		
HG1-278	Pepper Road LS10	Identified housing (permitted)	2	0.3	0	0	0		
HG1-284	Red Hall Lane LS17	Identified housing (UDP)	300	14.9	0	0	0		
HG1-285	Red Hall Lane - Strikes LS17	Identified housing (permitted)	20	0.8	0	0	0		
HG1-286	Naburn Approach, LS14	Identified housing (permitted)	4	0.4	0	0	0		
HG1-287	York Road - Grime's Dyke LS14	Identified housing (UDP)	369	17.2	0	0	0		
HG1-289	Farndale View (PFI K) LS14	Identified housing (permitted)	10	0.2	0	0	0		
HG1-290	Swarcliffe Avenue - PFI E LS14	Identified housing (permitted)	25	0.5	0	0	0		
HG1-291	Whinmoor Way - PFI C LS14	Identified housing (permitted)	116	4.8	0	0	0		
HG1-292	Ash Tree Grove, (PFI F) LS14	Identified housing (permitted)	13	0.3	0	0	0		
HG1-293	Mill Green Garth - PFI L1 LS14	Identified housing (permitted)	5	1.1	0	0	0		
HG1-294	Squinting Cat, Swarcliffe Avenue	Identified housing (permitted)	18	0.3	0	0	0		
HG1-295	Elmete Towers - PFI Q LS14	Identified housing (permitted)	30	0.7	0	0	0		
HG1-296	Seacroft Hospital (rear of)	Identified housing (UDP)	720	18	0	0	0		
HG1-297	Manston Lane - Radial Park (Ph 1)	Identified housing (permitted)	148	4	0	0	0		
HG1-298	Manston Lane	Identified housing (permitted)	192	6.3	0	0	0		
HG1-300	Land At Brooksbank Drive, Halton	Identified housing (permitted)	6	0.2	0	0	0		
HG1-301	Austhorpe	Identified housing (permitted)	14	1.3	0	0	0		
HG1-302	Barrowby Lane (30-34), Austhorpe LS15 8QE	Identified housing (permitted)	11	0.4	0	0	0		
HG1-303	Cartmell Drive, Halton Moor	Identified housing (permitted)	31	1.6	0	0	0		
HG1-311	Bullerthorpe Lane (Temple Point), Colton	Identified housing (permitted)	17	2.6	0	0	0		
HG2-104	York Road / Selby Road	Housing allocation	12	0.9	0	0	0		
HG2-119	Red Hall Offices & Playing Field LS17	Housing allocation	50	13.9	0	0	0		
HG2-120	Manston Lane - former Vickers Tank Factory Site, Cross Gates	Housing allocation	450	21.5	0	0	0		
HG2-121	Killingbeck Bridge - Wykebridge Depot LS14	Housing allocation	23	0.6	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG2-123	Colton Road East, Colton LS15	Housing allocation	14	0.52	0	0	0		
HG2-174	Wood Lane - Rothwell Garden Centre LS26	Housing allocation	31	3.2	0	0	0		
HG2-210	St Gregory's Primary School, Stanks Gradens, Swarcliffe	Housing allocation	33	1.83	0	0	0		
MX1-25	Thorpe Park, undeveloped non-submitted land	Identified mixed use (permitted)	300	34.7	0	0	0		
MX2-38	Barrowby Lane, Manston LS15	Mixed Use Allocation	150	21.17	0	0	0		
			3398						

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.

The Sequential Test

In the East HMCA 3,398 dwellings can be achieved on sites within zone 1 flood risk, leaving 8,002 dwellings to be found from the 11,400 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3a), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. These sites are listed in Table 3 below, which provides a capacity of 6,560 dwellings. Deducting these from the 8,002 dwellings means that 1,442 dwellings still need to be found from the 11,400 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. These sites are listed in Table 4 and are next in the order of sequential preference. The total capacity of dwellings in this category is 425. Deducting these from the 1,442 dwellings means that 1,017 dwellings still need to be found from the 11,400 target.

Looking next at sites with a meaningful amount of land in Zone 3a, there are no suitable housing sites in zone 3a in the East HMCA. Table 5 lists those sites which are available in zone 3a and these are all allocated for employment use. This means that there is a deficit in the East HMCA.

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
AV63	Logic Leeds (Skelton Moor Farm)	Identified employment (general)		46.4					
AV64	Temple Green	Identified employment (general)		69.6					
AV67	Skelton Grange (North)	Identified employment (general)		11.8					
AV111	Skelton Gate	Housing allocation	2619	99.3					
HG2-122	Cartmell Drive, Halton Moor	Housing allocation	170	5.7	0.31	0	0.31		
HG1-288	East Leeds Extension	Identified housing (UDP)	3771	204.5	0.58	4.36	4.94		
			6560						

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
AV40	Bridgewater Road North	Housing allocation	425	11.2					
AV68	Skelton Grange (South)	Identified employment (general)		7.3					

Table 5: sites with a meaningful amount of land in EA Zone 3a

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 3b	RI
AV76	Haigh Park Road	Employment allocation (general)		2.9					
AV77	Pontefract Road / Haigh Park Road	Identified employment (general)		0.8					
AV80	Stock Bros, Pontefract Road	Employment allocation (general)		1.4					

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
AV44	Unit 5 Nelson House, Quayside Business Park, George Mann Road	Identified employment (office)		0.4					
AV61	North site, Thornes Farm Way	Identified employment (general)		1.9					
AV62	South site, Thornes Farm Way	Identified employment (general)		0.9					
AV72	North of Haigh Park Road	Employment allocation (general)		1.3					
AV73	Former Post Office building, Skelton Grange Road	Identified employment (general)		3.3					
AV74	Former Playing fields, Skelton Grange Road	Employment allocation (general)		1					
AV78	Haigh Park Road / Pontefract Road	Identified employment (general)		1.2					

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA has been included in the total

Table 7: Sites which are in the adopted Natural Resources and Waste Local Plan (which count towards the employment target but are not part of the Aire Valley Leeds Area Action Plan).

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
NRW21	Bridgewater Road South	Employment allocation (NRW)		7.5					
NRW20	Skelton Grange Road	Employment allocation (NRW)		1.5					
AV83 (an extension to NRW20)	Off Skelton Grange Road, East site.	Employment allocation (NRW)		1.6					
NRW200	Former Skelton Grange Power Station Site	Waste allocation (NRW)		11.10					
NRW201	Former Wholesale Market, Newmarket Approach								
NRW 202	Knothrop WWTW land, Temple Green	Waste allocation (NRW)							
NRW183	Cinder Oven Bridge	Waste allocation (NRW)		4.2					

Exception Test

There are 10 sites which are proposed for allocation in Zone 3a, however these are all proposed for employment uses and therefore do not need to be subjected to the Exception Test. No Exception Tests are required in the East HMCA. Employment sites are subject to a separate Sequential Test.

Surface water and other sources of flooding

The Environment Agency Map for Flood Risk from Surface Water has been used to identify any potential surface water pathways that might affect the proposed sites (see the map extract in Appendix 2), however it is essential that for all developments there is no increase in the rate of surface water run off. This requirement is applied through the Natural Resources and Waste Local Plan Policy Water 7 which also seeks for developments to use sustainable drainage wherever practicable.

4. INNER

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Submission Draft Plan (CD1/1). Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage and at the Publication stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Inner Area 10,000 dwellings are required (15.0% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

The tables below have used the Environment Agency Flood Map November 2016 to establish percentages of sites falling within each flood zone.

Sites not proposed for allocation

Sites that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. They are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. In the case of the Inner Area HMCA, a summary of the reasons for the sites not being allocated in low/zero flood risk (Zone EA1 or very small amounts of Zones EA2 and 3) are:

- Sites not available for housing development. Existing buildings may be in active use or permission given for alternative uses. Some sites are required for school use; some for general employment use. One site is already allocated as a Natural Resources and Waste site.
- Sites not suitable for housing development. Some sites are within industrial areas where residential development would not be appropriate. Some sites are designated or function as green spaces which are considered to be in deficit in many parts of the Inner Area.

Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

The next part of this assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
						Proportion of site in the flood zone				
1152	Oakwood Lane (land to east of), Leeds (Part of St Nicholas church site)	Not allocated as housing		37	1	0.39	99.61	100		
Two thirds of the site is a designated protected playing pitch (N6) on the existing UDP and is part of the school grounds. 80% of the site is within flood zone 3 (high risk). Not suitable.										
2025	Aireside - adjacent Park	Not allocated as housing		192	1.4	0.03	99.97	100		
In existing employment use, therefore not considered available for residential.										
5018	Land at Brown Lane West, Holbeck	Not allocated as housing		99	1.7	0	100	100		
Site to be allocated for employment										
229	Kirkstall Road - Grahams site, Burley	Not allocated as housing		100	0.4	0.02	98.81	98.83		
This site is unlikely to come forward for residential as it is now a car showroom.										
CFSM007	Land At Regent Street/Skinner Lane, Leeds	Not allocated for mixed use		0	1	0.07	98.59	98.66		
see 3402830										
4225	Domestic Street, Holbeck	Not allocated as housing		125	2.6	3.8	88.9	92.7		
Two sites straddling a four lane road. Predominantly in a light industrial area although some shops and car show rooms around. The site is comprised of two areas split by Dometic Street in Holbeck. The sites are populated with light industrial and storage and distribution uses. In the main the sites are occupied. Other uses in the area such as retail and car showrooms. There is no residential adjacent. Not suitable for housing allocation.										
232	Kirkstall Road - Maxis Restaurant site	Not allocated as housing		107	0.3	0.41	75.36	75.77		
Not likely to be available as has planning permission.										
3426	Barrack Street, Leeds	Not allocated as housing		138	2.8	31.52	42.76	74.28		
In industrial area. Currently in employment use. Not considered suitable for housing.										
CFSM042	Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ	Not allocated for mixed use		0	2.8	31.5	42.61	74.11		
Already in existing employment use										
CFSM043	Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds	Not allocated for mixed use		0	8.6	14.28	41.05	55.33		
Already in employment use										
3432	Kirkstall, Leeds	Not allocated as housing		236	9	13.36	41.19	54.55		
Site predominantly used for employment use. Past and current uses in area reflect an employment based area. Not considered suitable for housing allocation.										

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
1098	Boothroyd Drive, Meanwood LS6	Not allocated as housing		25	3.1	13.03	40.41	53.44		
The site is designated as greenspace (N1) and proposed greenspace (N5) on the existing UDP. The southern part of the site is within a Local Nature Area (LNA) on the existing UDP. Highway concerns as would need to acquire a property to gain access. Not suitable.										
259B	Cartmell Drive, Whitebridge Primary School, Halton Moor	Not allocated as housing		0	1	53.35	0	53.35		
split site - part B is required for school so not allocated										
3399	Premises at Roseville Road Leeds LS8 5DR	Not allocated as housing		84	1.4	1.5	39.36	40.86		
In current use as car showrooms. Not suitable.										
CFSM027	Premises At Roseville, Leeds, LS8 5DR	Not allocated for mixed use		0	1.4	1.5	39.29	40.79		
Already in employment use										
211	Meanwood Road - rear of 338/374	Not allocated as housing		50	0.5	2	25.6	27.6		
Site to be retained for employment use.										
342	Low Road - Hemingway House, Hunslet LS10 2PR	Not allocated as housing		20	0.5	1.18	21.25	22.43		
Already in residential use										
264	Roundhay Road (79)/Barrack Road Area Offices etc.	Not allocated as housing		107	1.8	3.17	12.9	16.07		
Site required for school provision. Not available for residential.										
3427	Cliffdale Road, Leeds	Not allocated as housing		18	0.5	0.71	9.29	10		
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.										
5007	Former Moorend training Centre, Tulip Street, Hunslet	Not allocated as housing		26	0.7	7.78	1.35	9.13		
Brownfield site in Main Urban Area, suitable in principle for residential development, but under consideration for allocation as a Gypsy and Traveller site.										
1278	Gelderd Road - Symphony Group LS12	Not allocated as housing		195	6.6	0.17	4.88	5.05		
The site is not within a residential area and would be more suitable as an employment site.										
2077	Meanwood Road, Meanwood LS6	Not allocated as housing		44	1.2	2.05	1.66	3.71		
Site is a designated allotment site (N1A) on the existing UDP and part is a Local Nature Area. The allotments are overgrown, mature trees around boundary. Heavily Wooded area. Not suitable.										
4107	North Parkway / Asket Walk	Not allocated as housing		49	1.6	0.04	0	0.04		
Site is designated greenspace (N1) on the existing UDP and as part of a green corridor. The site is surrounded by residential to the east and west and has a cycle route passing through the middle of it. Considered unsuitable for housing allocation.										
184	M621 Interchange Site, Holbeck	Not allocated as housing		176	1.5	0	0	0		

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
Located immediately adjacent to major vehicle infrastructure (the road network) which would create negative amenity issues for a residential use i.e. noise and pollution. History of office and employment permissions on this site. Not suitable.										
201	Armley Road, Armley	Not allocated as housing		48	0.8	0	0	0		
The site is within an existing employment area. Not considered a suitable location for residential.										
285	Macaulay Street - former Garage Site, Burmantofts	Not allocated as housing		24	0.4	0	0	0		
The site is a NRW DPD allocation so not available for housing allocation.										
370	Cambridge Road - Blenheim Middle School (land south of)	Not allocated as housing		37	0.6	0	0	0		
The majority of the site is designated greenspace (N1) in the existing UDP, and links in with a wider greenspace area. Part of the site has a car park for adjacent industry. Mature trees and footpaths across site. Not suitable.										
1011	Oldfield Lane (No 11) LS12 4DH	Not allocated as housing		193	3.9	0	0	0		
The site is in employment use and is not within a residential area.										
1087	Grosvenor Road - land at Ridgeway House, Hill Ridge House, Rosehurst LS6	Not allocated as housing		43	1.2	0	0	0		
Heavily wooded site within conservation area, so not considered suitable for housing.										
1142	Park Lane - land and property at Oak House LS3	Not allocated as housing		40	0.2	0	0	0		
Site on edge of City Centre currently being used as an office. Any residential proposals are 8 years old. No interest in residential since.										
1145B	Hudson Road, Hudson Mill (Arcadia), Burmantofts	Not allocated as housing		230	8.9	0	0	0		
Proposed employment use.										
2079	Matthew Murray High School (former), Holbeck LS11	Not allocated as housing		314	6.4	0	0	0		
Site unavailable at present.										
2140	Raincliffe Road, Richmond Hill	Not allocated as housing		18	0.5	0	0	0		
Not allocated for housing as community use preferred.										
2145	Primrose High School (former), Lincoln Green	Not allocated as housing		77	5.7	0	0	0		
Expired permission, now likely to go for free school										
2148	Baileys Lane East, Seacroft	Not allocated as housing		46	1.3	0	0	0		
To be retained as greenspace										
2149	Ramshead Approach, Seacroft	Not allocated as housing		15	3.3	0	0	0		
Retain as greenspace										

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
3009	Former Leeds Industrial Co Op Society Ltd Dairy Depot	Not allocated as housing		45	1.2	0	0	0		
Not within residential area. Site better suited for employment use.										
3081A	Robin Hood West	Not allocated as housing		0	14.2	0	0	0		
Green Belt site identified for a 2FE primary school.										
3081B	Robin Hood West	Not allocated as housing		210	8	0	0	0		
Green Belt site. Not well related to the urban area and no existing defensible boundary. Development would constitute urban sprawl.										
3148	Oatland Lane, LS7	Not allocated as housing		23	1.2	0	0	0		
Site no longer available - permission office and school										
3150	Leicester Place, LS7	Not allocated as housing		31	0.6	0	0	0		
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.										
3153	Seacroft Crescent, LS14	Not allocated as housing		13	0.6	0	0	0		
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 the Tesco's supermarket to parts of Seacroft. Mature trees also populate the site. Not suitable.										
3191	Meynell Heights, LS11	Not allocated as housing		55	0.4	0	0	0		
Site is an occupied tower block. Not suitable.										
3197	Cambridge Road, LS6	Not allocated as housing		22	0.3	0	0	0		
This is green flat land that is effectively a buffer/landscaping between the existing residential units and the road. Not suitable.										
3411	Torre Road, Leeds	Not allocated as housing		58	1.5	0	0	0		
Site in occupied employment use. Not suitable for residential.										
3425	Armley Road, Leeds	Not allocated as housing		100	2.1	0	0	0		
In employment use. Not appropriate for allocation for housing.										
3433	Meanwood Road/Cross Chancellor Street, Leeds	Not allocated as housing		49	0.8	0	0	0		
Currently in employment use. Not considered suitable for housing allocation.										
4090	East Leeds Family Learning Centre (Former)	Not allocated as housing		115	3.8	0	0	0		
Although suitable in principle for housing site identified for future school provision.										
4098	Seacroft Ring Road	Not allocated as housing		43	1.4	0	0	0		
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.										
4099	Seacroft Ring Road	Not allocated as housing		82	3.1	0	0	0		

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
The site is designated greenspace (N1) on the existing UDP and provides a buffer to industrial land. Highway concerns re parking provision for adjacent industrial units & shared residential / industrial access provision. Not suitable for housing allocation.										
4100	Ramshead Drive, Seacroft	Not allocated as housing		56	1.8	0	0	0		
Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Given these environmental constraints residential development is considered to be inappropriate.										
4101	Ramshead Wood	Not allocated as housing		116	4.4	0	0	0		
Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Mature tree cover across the majority of the site. Given these environmental constraints residential development is considered to be inappropriate.										
4102	Ramshead Drive	Not allocated as housing		53	2	0	0	0		
This site is a wood known as Ramshead Wood. It is sloping and has some mature tree cover. Not suitable for housing allocation.										
4113	Bishops Way	Not allocated as housing		67	2.5	0	0	0		
The eastern part of the site forms part of the David Young Academy and is designated protected playing pitch (N6) on the existing UDP. The western half of the site is designated as greenspace (N1) on the existing UDP and there would be difficulty achieving safe access without prejudicing with the existing school access. Not suitable for housing allocation.										
4114	Lambrigg Crescent	Not allocated as housing		18	0.6	0	0	0		
The site is designated greenspace (N1) on the existing UDP and is closely overlooked, being surrounded by existing residential properties. The site has a narrow access point and a public right of way running across it (east-west). Unsuitable for residential allocation.										
4115	Foundry Mill Street	Not allocated as housing		50	1.6	0	0	0		
The site is designated greenspace (N1) on the existing UDP and there is a playing pitch on site. It is a flat site (although at a lower level than Foundry Mill Street) within the main urban area, with a road frontage. Not suitable as a housing allocation.										
4122	Seacroft Hall	Not allocated as housing		200	7.6	0	0	0		
Designated greenspace (N1) on the existing UDP. Part of the site also contains a designated allotment site (N1A). Site slopes significantly in parts. Sites to the east and South west are residential. Criss crossed by paths and includes a playing pitch. This space has significant amenity value. Unsuitable for housing allocation.										
4124	John Charles Approach, Middleton	Not allocated as housing		128	4.3	0	0	0		
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.										
CFSM011	245, Elland Road, Leeds, LS11 8TU	Not allocated for mixed use		0	0.2	0	0	0		
Site too small (see IO conclusions) - made dormant - should've been made dormant right back at IO stage										
CFSM052	49-59 Armley Road (former Denso Marston Premises)	Not allocated for mixed use		0	2.2	0	0	0		
Site permitted for retail development.										

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

Sites contributing to meeting needs

Sites with low flood risk – zone 1

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be laid out so as to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites within the Inner Area are within flood zone 1. In total these sites can deliver 6,222 dwellings of the 10,000 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that development on land of higher flood risk may be justified as insufficient housing land is available on land of low flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
AV21	The Parade & The Drive	Identified housing	75	2.2					
AV22	Former Richmond Inn, Upper Accommodation Road	Housing allocation	16	0.4					
AV23	Butterfield Manor & Richmond Court, Walter Crescent	Housing allocation	48	0.8					
AV24	Presbytery, St Marys Church	Identified housing	171	0.8					
AV28	Bow Street and East Street	Housing allocation	23	0.1					
AV29	Ellerby Road and Bow Street	Housing allocation	79	0.8					
AV30	Ellerby Lane	Identified housing	147	0.7					
AV31	Cross Green Lane / Echo Phase 3	Identified employment (office)		0.2					
AV35	Cross Green Grove	Identified housing	21	0.5					
AV36	St Hilda Church, Knowsthorpe Crescent	Identified housing	86	0.3					
AV48	Former Motor Dealers, Church St, Hunslet	Aire Valley mixed use allocation	23	1.3					
HG1-207	Beckhill Garth/Approach	Identified housing (permitted)	34	2.7	0	0	0		
HG1-208	Grove Park Care Home Grove Lane Meanwood	Identified housing (permitted)	77	0.4	0	0	0		
HG1-209	Scott Hall Square, Chapel Allerton	Identified housing (permitted)	24	0.8	0	0	0		
HG1-210	Askets and Boggarts (A), Seacroft	Identified housing (permitted)	22	0.7	0	0	0		
HG1-211	Askets and Boggarts (C), Seacroft	Identified housing (permitted)	106	2.8	0	0	0		
HG1-212	Boggart Hill Gardens, Seacroft	Identified housing (permitted)	18	0.5	0	0	0		
HG1-213	Boggart Hill LS14	Identified housing (permitted)	18	0.7	0	0	0		
HG1-214	66 to 68 Victoria Road Headingley	Identified housing (permitted)	6	0.1	0	0	0		
HG1-215	Ash Grove LS6	Identified housing (permitted)	12	0.1	0	0	0		
HG1-216	Leeds Girls High School	Identified housing (permitted)	105	2.4	0	0	0		
HG1-217	6 Grosvenor Mount, Leeds	Identified housing (permitted)	7	0.4	0	0	0		
HG1-218	7 Grosvenor Road LS6	Identified housing (permitted)	7	0.2	0	0	0		
HG1-219	Chapelton Rd/Savile Road LS7	Identified housing (permitted)	22	0.1	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-220	Browning House, 126 Chapeltown Road, Chapeltown	Identified housing (permitted)	9	0.2	0	0	0		
HG1-221	2 Grange View, Chapeltown, Leeds, LS7 4EP	Identified housing (permitted)	6	0	0	0	0		
HG1-222	Din Buildings, Roundhay Road, LS8 3QD	Identified housing (permitted)	8	0.3	0	0	0		
HG1-224	Oak Tree Drive LS8	Identified housing (UDP)	77	3.5	0	0	0		
HG1-224	Coldcotes Thorn Walk LS9	Identified housing (UDP)	51	1.1	0	0	0		
HG1-225	South Parkway and Brooklands, Seacroft	Identified housing (permitted)	45	1.2	0	0	0		
HG1-226	South Parkway / Brooklands Avenue	Identified housing (permitted)	160	5.3	0	0	0		
HG1-227	South Parkway - Easel LS14	Identified housing (permitted)	106	4.1	0	0	0		
HG1-228	Leslie Terrace, Woodhouse	Identified housing (permitted)	18	0.3	0	0	0		
HG1-229	Former Bricklayers Arms, Low Close Street, Woodhouse	Identified housing (permitted)	6	0.1	0	0	0		
HG1-230	St Marks Walk - St Marks Flats, Woodhouse	Identified housing (permitted)	108	1.1	0	0	0		
HG1-231	Holborn Court, Woodhouse, Leeds, LS6 2PN	Identified housing (permitted)	17	0.2	0	0	0		
HG1-232	Servia Road, Leeds LS7 1NJ	Identified housing (permitted)	72	0.6	0	0	0		
HG1-233	LS9 6PQ	Identified housing (permitted)	12	0.4	0	0	0		
HG1-234	Killingbeck Hospital - C LS14	Identified housing (UDP)	156	9	0	0	0		
HG1-235	Royal Park Road LS6	Identified housing (permitted)	9	0.2	0	0	0		
HG1-236	Moorland Avenue LS6	Identified housing (permitted)	15	0.1	0	0	0		
HG1-237	25 Moorland Avenue, Woodhouse, Leeds, LS6 1AP	Identified housing (permitted)	6	0	0	0	0		
HG1-238	Cardigan Road (214-244) LS4	Identified housing (permitted)	65	0.6	0	0	0		
HG1-239	Carlton Gate, LS7	Identified housing (permitted)	113	3.1	0	0	0		
HG1-240	18A-20 Burley Lodge Road LS4	Identified housing (permitted)	6	0.1	0	0	0		
HG1-241	114 Burley Road LS4	Identified housing (permitted)	9	0.1	0	0	0		
HG1-242	St Johns Road - St Michaels College LS3	Identified housing (permitted)	459	1.8	0	0	0		
HG1-243	12-28 Westfield Road LS3	Identified housing (permitted)	24	0.2	0	0	0		
HG1-246	Skinner Lane LS9	Identified housing (permitted)	286	0.4	0	0	0		
HG1-248	St Mary's Lane LS 9	Identified housing (permitted)	6	0.1	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-249	Dog and Gun, 601 York Road Leeds	Identified housing (permitted)	7	0.6	0	0	0		
HG1-250	Theaker Lane LS12	Identified housing (permitted)	17	0.1	0	0	0		
HG1-251	Mistress Lane, Armley	Identified housing (permitted)	41	1.2	0	0	0		
HG1-252	Oak Road, Armley	Identified housing (permitted)	9	0.3	0	0	0		
HG1-253	Oak Road, New Wortley - Former Club	Identified housing (permitted)	6	0.2	0	0	0		
HG1-255	East Park Road, The Glensdales LS9	Identified housing (UDP)	32	0.5	0	0	0		
HG1-256	Waterloo Sidings LS9	Identified housing (UDP)	140	7.3	0	0	0		
HG1-257	Wykebeck Avenue, Osmondthorpe	Identified housing (permitted)	55	1.5	0	0	0		
HG1-259	236 Tong Road LS12	Identified housing (permitted)	9	0.1	0	0	0		
HG1-260	Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB	Identified housing (permitted)	9	0.1	0	0	0		
HG1-261	Holbeck Towers, LS11	Identified housing (permitted)	108	2.3	0	0	0		
HG1-262	65 Brown Lane East LS11	Identified housing (permitted)	3	0.2	0	0	0		
HG1-263	Runswick Place LS11	Identified housing (permitted)	42	0.7	0	0	0		
HG1-264	86 Elland Road, Holbeck, Leeds, LS11 0AB	Identified housing (permitted)	8	0.1	0	0	0		
HG1-265	Fairfax Road, LS11	Identified housing (permitted)	21	0.7	0	0	0		
HG1-266	St Luke's Green, LS11	Identified housing (permitted)	19	0.3	0	0	0		
HG1-267	Beeston Road - Shaftesbury House LS11	Identified housing (permitted)	8	0.5	0	0	0		
HG1-268	Coupland Road, LS11	Identified housing (permitted)	10	0.2	0	0	0		
HG1-269	Folly Lane, LS11	Identified housing (permitted)	18	0.4	0	0	0		
HG1-270	137 DEWSBURY ROAD, HUNSLET, LEEDS, LS11 5NN	Identified housing (permitted)	8	0	0	0	0		
HG1-271	Malvern Rise, LS11	Identified housing (permitted)	60	0.8	0	0	0		
HG1-272	Malvern Road, LS11	Identified housing (permitted)	21	0.3	0	0	0		
HG1-273	Coupland Place LS11	Identified housing (permitted)	8	0.1	0	0	0		
HG1-274	Waverley Garth, LS11	Identified housing (permitted)	55	0.8	0	0	0		
HG1-275	Bismarck Street, LS11	Identified housing (permitted)	70	1.3	0	0	0		
HG1-276	Beverleys LS11 6DS	Identified housing (permitted)	55	1.6	0	0	0		
HG1-277	272A Dewsbury Road, Hunslet, Leeds, LS11 6JT	Identified housing (permitted)	5	0	0	0	0		
HG1-278	Pepper Road LS10	Identified housing (permitted)	12	0.3	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-279	Belle Isle, Leeds	Identified housing (permitted)	16	0.4	0	0	0		
HG1-280	West Grange Road (Ph 2) LS10	Identified housing (UDP)	35	0.9	0	0	0		
HG1-281	Middleton Road - Urn Farm LS10	Identified housing (UDP)	100	3.3	0	0	0		
HG1-282	Sharp Lane F	Identified housing (permitted)	69	6.3	0	0	0		
HG1-283	Sharp Lane C	Identified housing (permitted)	43	2	0	0	0		
HG1-303	Cartmell Drive, Halton Moor	Identified housing (permitted)	31	1.6	0	0	0		
HG1-357	Sharp Lane B	Identified housing (UDP)	78	9.4	0	0	0		
HG1-470	Victoria Road, Headingley, Leeds, LS6	Identified housing (permitted)	24	0.84	0	0	0		
HG1-489	Victoria House, Longfield House, Buckingham House, Headingley Office Park, 8 Victoria Road, Leeds, LS6 1PF	Identified housing (permitted)	124	1.38	0	0	0		
HG1-498	Garnet Grove, Beeston, Leeds, LS11 5JX	Identified housing (permitted)	25	0.37	0	0	0		
HG1-499	The Fellmonger, North Parkway, Seacroft, Leeds, LS14 6QS	Identified housing (permitted)	12	0.19	0	0	0		
HG1-504	Site Of Former Spotted Cow, Top Moor Side, Holbeck, Leeds, LS11 9LH	Identified housing (permitted)	14	0.1	0	0	0		
HG1-508	Oak Tree Mount LS9	Identified housing (permitted)	79	2.2	0	0	0		
HG1-509	Moresdale Lane	Identified housing (permitted)	16	0.4	0	0	0		
HG1-510	Newhall Gate, Newhall Crescent, Middleton	Identified housing (permitted)	27	0.6	0	0	0		
HG2-85	Beckhill Approach, Miles Hill Primary School, Meanwood	Housing allocation	79	2.3	0	0	0		
HG2-86	Beckhill Grove - former Hill Top Public House, Meanwood	Housing allocation	14	0.5	0	0	0		
HG2-87	Amberton Terrace	Housing allocation	43	1.6	0	0	0		
HG2-88	Amberton HOP, Thorn Mount, Gipton	Housing allocation	20	0.6	0	0	0		
HG2-90	Barncroft Close, Seacroft	Housing allocation	27	0.7	0	0	0		
HG2-91	Askets and Boggarts (B), Seacroft	Housing allocation	150	5.4	0	0	0		
HG2-92	Askets and Boggarts (D), Seacroft	Housing allocation	88	4.4	0	0	0		
HG2-93	Brooklands Avenue	Housing allocation	26	0.8	0	0	0		
HG2-94	York Road Depot/South Parkway LS14	Housing allocation	39	0.9	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG2-95	South Parkway and Brooklands, Seacroft	Housing allocation	68	1.6	0	0	0		
HG2-98	Hawkshead Crescent	Housing allocation	25	0.8	0	0	0		
HG2-103	Former Shaftesbury PH, York Road	Housing allocation	23	0.6	0	0	0		
HG2-104	York Road / Selby Road	Housing allocation	20	0.9	0.01	0	0.01		
HG2-105	Wykebeck Avenue, Osmondthorpe	Housing allocation	52	1.4	0	0	0		
HG2-106	Kendall Drive, Halton Moor	Housing allocation	15	0.5	0	0	0		
HG2-107	Neville Road, Halton Moor	Housing allocation	83	2.8	0	0	0		
HG2-109	Burley Street (46) LS3 1DH	Housing allocation	48	0.1	0	0	0		
HG2-110	Wesley Road (west of), Tong Road (north of), Armley	Housing allocation	38	1	0	0	0		
HG2-112	Oak Road, New Wortley - Gassey Fields	Housing allocation	113	2.3	0	0	0		
HG2-114	Cambrian Street, LS11	Housing allocation	37	0.6	0	0	0		
HG2-111	Land off Holdforth Place	Housing allocation	48	0.8	0	0	0		
HG2-116	Winrose Drive, Middleton	Housing allocation	13	0.4	0	0	0		
HG2-117	Belle Isle Road - Merlyn Rees High School	Housing allocation	67	2.2	0	0	0		
HG2-211	Burley Liberal Club, Burley Road/Willow Road	Allocated for housing	50	0.57	0	0	0		
HG2-212	Seacroft Crescent, Seacroft	Allocated for housing	50	1.55	0	0	0		
HG2-213	Bishops Way, LS14	Allocated for housing	62	3.74	0	0	0		
HG2-214	York road/ South Parkway, Seacroft	Allocated for housing	30	1.22	0	0	0		
HG2-215	The Halton Moor PH, Halton Moor	Allocated for housing	30	0.72	0	0	0		
HG2-216	Ramshead Approach, Seacroft	Allocated for housing	48	1.33	0	0	0		
MX1-6	Mabgate, Macaulay Street, Argyll Road (land between)	Identified mixed use (permitted)	428	1.2	0.11	0.06	0.17		
MX2-7	Thomas Danby College, Roundahay Road, Leeds	Housing allocation with mixed uses	118	4.8	0	0	0		
MX2-8	Compton Road - Compton Arms, Burmantofts LS9 7B	Housing allocation with mixed uses	50	0.4	0	0	0		
MX2-11	Armley Gyrotory - former Gas Works	Housing allocation with mixed uses	122	5	0	0	0		
MX2-13	Benyon House	Housing allocation with mixed uses	37	2.5	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
MX2-37	Hudson Road, Hudson Mill (Arcadia), Burmantofts	Housing allocation	470	11.4	0	0	0		
EG1-20	Long Close Industrial Estate Dolly Lane Burmantofts	Identified employment (permitted)		0.2	0	0	0		
EG1-21	Trent Road Torre Road Ls9	Identified employment (UDP)		8.6	0	0	0		
EG1-25	139 Gelderd Road Leeds 12	Identified employment (permitted)		0.2	0	0	0		
EG1-31	Holme Well Road Middleton LS10 4SL	Identified employment (UDP)		0.2	0	0	0		
EG2-13	Tulip Street Beza Street Ls10	Employment allocation (general)		0.5	0	0	0		
EO1-8	Former John Peters Armley Road	Identified employment (permitted)		0.7	0	0	0		
EO1-10	Tristram Centre Brown Lane West Ls12	Identified employment (UDP)		0.1	0	0	0		
EO1-37	Ph2 Arlington Mills Armley Road Pickering Street Ls12	Employment allocation (office)		0.5	0	0	0		
			6236						

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.

The Sequential Test

In the Inner Area HMCA 6,236 dwellings can be achieved on sites within zone 1 flood risk, leaving 3,764 dwellings to be found from the 10,000 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. These sites are listed in Table 3 below, which provides a capacity of 771 dwellings. Deducting these from the 3,764 dwellings means that 2,993 dwellings still need to be found from the 10,000 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3a, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. These sites are listed in Table 4 and are next in the order of sequential preference. The total capacity of dwellings in this category is 1,242. Deducting these from the 2,993 dwellings means that 1,751 dwellings still need to be found to achieve the 10,000 target.

Looking next at sites with a meaningful amount of land in EA Zone 3a, these are set out in Table 5 and provide for a total capacity of 2,981 dwellings. These sites have achieved the 10,000 target. The target is exceeded by 1,230 dwellings. These sites are similar in nature and there is not a fair way to select some to go forward for allocation whilst rejecting others. Although the target is exceeded, the Inner HMCA has a higher proportion of brownfield land and is all within the urban area therefore it is expected that it is likely to have an over-allocation, compared to areas which have a lot of greenfield and greenbelt land. Therefore, collectively they all pass the flood risk sequential test, but need to be assessed individually in terms of the Exception Test.

Surface water and other sources of flooding

The Environment Agency Map for Flood Risk from Surface Water has been used to identify any potential surface water pathways that might affect the proposed sites (see the map extract in Appendix 2), however it is essential that for all developments there is no increase in the rate of surface water run off. This requirement is applied through the Natural Resources and Waste Local Plan Policy Water 7 which also seeks for developments to use sustainable drainage wherever practicable.

Table 3: sites where combined EA2 and EA3 area of flood risk is less than the SHLAA net development threshold.

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	RI
					Proportion of site within the flood zone				
EG1-29	Ex- Boc Works Gelderd Road Ls12	Identified employment (permitted)		3.3	1.76	4.26	6.02		
HG1-247	Bridge Street, Gower Street, Regent Street (land at)	Identified housing (permitted)	636	0.9	1.21	7.68	8.89		
HG1-244	Cavendish Street – RSPCA	Identified housing (permitted)	70	0.2	0.28	8.9	9.18		
HG2 - 96	South Parkway and Brooklands, Seacroft	Housing allocation	65	1.5	7.65	0.12	7.77		
			771						

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3a

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
AV32	Rose Wharf Car Park, East Street	Housing allocation	72	0.5	25.47	9.98	35.45	0.55	
HG1-254	Otter Island Wellington Road Leeds	Identified housing (permitted)	113	2.1	100	0	100		
HG1-258	Cartmell Drive, Whitebridge Primary School, Halton Moor	Identified housing (permitted)	44	1.4	58.77	7.67	66.44	2.95	
HG2-108	Burley Willows Care Home, Willow Garth, Burley	Housing allocation	28	0.5	64.49	7.9	72.39		
HG2-113	Round House (rear of)	Housing allocation	310	1	32.18	0	32.18		
MX1-11	Whitehall Road - Doncasters LS12	Identified mixed use (permitted)	463	3.5	55.49	0	55.49		
MX2-10	Wellington Road, Leeds	Housing allocation with mixed uses	325	2.5	99.85	0.15	100	0.17	
EO2-2	Office Scheme Wellington Road & Gotts Road Leeds 12	Employment allocation (office)		0.5	100	0	100		
EG1-22	S/o 30 Springwell Road Holbeck Leeds 12	Identified employment (permitted)		0.4	99.99	0	99.99		
			1242						

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
					Proportion of site within flood zone				
AV41	Hunslet Mills	Identified mixed use	699	2.3					
AV43	Yarn Street	Identified housing	173	4.7					
AV45	Gibraltar Island Road	Identified employment (general)		1.1					
AV46	Tetleys Motor Services, 76 Goodman Street, Hunslet	Housing allocation	36	0.6					
AV98	Atkinson Street	Aire Valley mixed use allocation	35	1.2					
HG1-245	Kirkstall Road, Abbey Street	Identified housing (permitted)	50	0.3	0	100	100		
EO1-9	Kirkstall Road - Maxis Restaurant site	Identified employment (permitted)		0.3	0.41	75.36	75.77		
			2981						

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA has been included in the total

Exception Test

The sites with land in flood risk zone 3a (listed in Table 5 above) which pass the sequential test need to be subject to the Exception Test.

INNER AREA HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test. For the Exception Test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 11 sites out of a total of 138 sites in the Inner Area HMCA which have passed the Sequential Test and require the Exception Test to be applied. Six of the sites are allocated in the Aire Valley Leeds Area Action Plan and the exception tests are included in the Flood Risk Background Paper for that plan. They have not been duplicated in this paper. The six AVLAAP sites are:

AV33	Low Fold
AV34	South Accommodation Road
AV41	Hunslet Mills
AV43	Yarn Street
AV46	Tetleys Motor Services, 76 Goodman Street, Hunslet
AV98	Atkinson Street

The remaining Inner HMCA sites that require exception tests are:

HG2-99	Buslingthorpe Tannery/Hill Top Works Sheepscar
MX1-28	Kirkstall Road - Yorkshire Chemicals Plc
MX2-9	Kirkstall Road, Leeds
MX1-12	Globe Road - Doncasters/Lattitude LS11
HG1-245	Kirkstall Road, Abbey Street
HG2-100	Gledhow Road/Gledhow Terrace

Exception Test for Site HG2-99 Buslingthorpe Tannery/Hill Top Works Sheepscar

Flood Risk Zone: a small part of site in zone 3a

Proposed uses subject of Exception Test: Housing (189 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	<p>Explain how:</p> <p>This is a brownfield site located between Chapeltown and Meanwood in Inner North Leeds. Development for housing would help regenerate an unattractive partly cleared old industrial site and introduce life and activity into the area. Only a small part of the site (21%) is recorded as in flood zone 3a, according to the Environment Agency latest modelling.</p> <p>Sustainability appraisal site assessment: Generally positive scores for education, health, housing provision, community participation and transport and very positive scores for CO2 emissions and meeting local needs.</p>
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

<p><u>Site 210</u></p> <ul style="list-style-type: none">• Much of this site is in flood zone 1 however a significant proportion of it is in Flood zone 3a and therefore a detailed Flood Risk Assessment is required to determine the precise extent of the flood zones.<ul style="list-style-type: none">• A sequential approach should be taken to the site layout there should be no reason for any buildings to be located within FZ2 or FZ3.• If necessary the floor levels of buildings within site 210 should be raised above the 100 year flood level + freeboard.• As site 210 is located on the edge of the flood plain, it will possible for people to evacuate the site onto higher land, immediately adjacent to the site, should it be necessary during exceptional flooding. <p><u>Site 125</u></p> <ul style="list-style-type: none">• Site formerly 125 is located adjacent to Sheepscar Beck, which enters the site in the SW corner then runs in a culvert adjacent to the Western boundary under the site.• Any development of this site would need to be accompanied by a Flood Risk Assessment and should incorporate such measures as: no building over the line of the culvert, including a suitable stand-off distance, raised floor levels above the 100 yr flood level + freeboard level, as per LCC's Minimum Development Control Standards, a sequential approach to the layout of the site to avoid building within the floodplain, unless an appropriate form of building is used: for example car parking at ground floor level and accommodation at 1st floor level and above.• Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.• There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.• Given that the flood plain does not extend into the North of the site, it will be possible to easily evacuate to a safe place of refuge within the site, should this be necessary, during exceedance events.• In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to
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comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe, will not increase flood risk elsewhere, and will apply a sequential approach to the layout of the site so that the built development is in the least risky parts, the proposed housing use on site HG2-99 is considered to have passed the Exception Test.

Exception Test for Sites MX1-28 and MX2-9 Kirkstall Road, Leeds

Flood Risk Zone: Zone 3a

Proposed uses subject of Exception Test: Housing (826 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes

Explain how:

This brownfield development site is located on the edge of the city centre and close to high frequency bus routes along the Kirkstall Road quality bus corridor. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is an opportunity to decontaminate and regenerate a former heavy industrial site, injecting life and vitality into this part of the city.

Sustainability appraisal site assessment: Generally positive scores for education, health, housing provision, community participation, contaminated land, local distinctiveness and transport and very positive scores for CO2 emissions and meeting local needs.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The EA Flood Map indicates that the site is located within Flood Zone 3A.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- Given the close proximity to the river, the depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) could potentially cause structural damage to buildings. Additional modelling work (Hazard Assessment) is required in order to fully assess the risk.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
 - Building should be set back from the edge of the river by at least 8m.
 - Buildings, such as flats – at first floor level and above, with car parking at ground level, would be preferable to dwelling houses. Bungalows are not acceptable.
 - Openings should be incorporated within the building structure, to allow water to pass through the site.
 - Buildings should be designed to withstand hydro-dynamic loading, if necessary.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA’s Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found approximately 200m to the North of the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level, as per LCC’s Minimum Development Control Standards.

- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on sites MX1-28 and MX2-9 is considered to have passed the Exception Test.

Exception Test for Site MX1-12 Globe Road - Doncasters/Lattitude LS11

Flood Risk Zone: Zone 3a and Zone 2

Proposed uses subject of Exception Test: Housing (609 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	<p>Explain how:</p> <p>This site has planning permission for residential development for which flood risk will have been a consideration.</p> <p>This cleared brownfield development site is located within the City Centre (for the purposes of town centre uses) and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities. It is an opportunity to regenerate a former heavy industrial site, injecting life and vitality into this part of the city</p> <p>No further flood risk assessment would be needed for this site provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) will be required.</p>
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The EA Flood Map indicates that the site is located within Flood Zones 2 and 3A.
- The latest modelling carried out as part of the Leeds FAS indicates that the site is located within Flood Zones 1 and 2.
- In Flood Zone 2, only 'Highly Vulnerable' uses are required to pass the Exception Test and 'More Vulnerable' uses, such as dwelling houses are 'Appropriate' for siting within this zone, subject to a Flood Risk Assessment.
- The FRA should include a topographical survey in order to identify which parts of the site are at risk of flooding, and therefore require flood mitigation measures.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere

Conclusion

Site MX1-12 passes the Exception Test. No further flood risk assessment and exception test would be needed provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) and exception test will be required taking account of the advice set out above.

Exception Test for Site HG1-245 Kirkstall Road, Abbey Street**Flood Risk Zone: Zone 3a****Proposed uses subject of Exception Test: Housing (50 units)****A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?**

Yes	<p>Explain how:</p> <p>This site has planning permission for residential development for which flood risk will have been a consideration.</p> <p>This brownfield development site is located on the edge of the City Centre and close to high frequency bus routes. It is accessible by a number of sustainable transport modes to a wide range of employment, shopping and leisure opportunities.</p> <p>No further flood risk assessment and exception test would be needed for this site provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) and exception test will be required.</p>
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The EA Flood Map indicates that the site is located within Flood Zone 3a.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found immediately adjacent to the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

Site HG1-245 passes the Exception Test. No further flood risk exception test would be needed provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a new Flood Risk Assessment (FRA) and exception test will be required taking account of the advice set out above.

Exception Test for HG2 – 100**Gledhow Road/Gledhow Terrace**

Flood Risk Zone: small portions in 3a and 2	
Proposed uses subject of Exception Test: Housing (25 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
	<p>Explain how:</p> <p>This is a cleared brownfield site located between Chapeltown and Harehills in inner north Leeds. Development for housing would help regenerate an unattractive site and introduce life and activity into the area. Only a small part of the site (16.8%) is recorded as in flood zone 3a, according to the Environment Agency latest modelling.</p> <p>Sustainability appraisal site assessment: Generally positive scores for education, health, housing provision, community participation and local distinctiveness and very positive scores for CO2 emissions, transport and meeting local needs.</p>
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
	<ul style="list-style-type: none"> • The EA Flood Map indicates that part of the site lies within FZ3. • Gipton Beck runs in a culvert immediately to the West and the site could be at risk of flooding from this source – particularly if there is a blockage within the culvert. • The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings. • The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users: • Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level. • Floor levels should be raised above adjacent road level, as per LCC's Minimum Development Control Standards. • In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.
Conclusion	
	<p>Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe, will not increase flood risk elsewhere, and will apply a sequential approach to the layout of the site so that the built development is in the least risky parts, the proposed housing use on site HG2-100 is considered to have passed the Exception Test.</p>

5. NORTH LEEDS

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Submission Draft Plan(CD1/1). Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage and at the Publication stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For North Leeds 6,000 dwellings are required (9% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

The tables below have used the Environment Agency Flood Map November 2016 to establish percentages of sites falling within each flood zone.

Sites not proposed for allocation

Sites considered through the Issues and Options and Publication Draft stages of plan preparation but that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. Many sites sit outside of Leeds’ Settlement Hierarchy so are not sustainable; others posed unacceptable harm in terms of impact on the Green Belt or other interests of importance. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. In the case of North Leeds HMCA, a summary of the reasons for the sites not being allocated in low/zero flood risk (Zone EA1 or inconsequential amounts of Zones EA2 and 3) are:

- Sites not available for housing development. Existing buildings may be in active use or permission given for alternative uses. Some sites are required for general employment use; some for schools.
- Sites not suitable for housing development. Some sites are designated or function as green spaces which are considered to be in deficit in many parts of North Leeds. Some sites are within designated biodiversity areas. Some have fundamental problems with highway access. Some have extensive tree cover.
- Sites considered to fulfil important green belt purposes.

Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
1026	Kirkstall Road, Cardigan Fields LS4	Not allocated as housing		33	0.9	0	100	100		
A nightclub and an ALDI occupy the site. The site is not available.										
4092	St Ann's Mills, Kirkstall Road	Not allocated as housing		28	0.9	0	100	100		5.65
Current employment site that has been highlighted as necessary to retain.										
4158	Meadow View, Horsforth	Not allocated as housing		27	0.9	0	99.69	99.69		
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.										
1170	Highbury Cricket Ground, Meanwood, North East Hollins Drive	Not allocated as housing		31	1	1.66	82.3	83.96		
Green Belt site. The site is to be retained as greenspace.										
1238	Oakford Terrace (land to rear of), Low Lane, Horsforth LS18	Not allocated as housing		15	0.5	3.67	69.63	73.3		
Green Belt site. The site does not relate well to the existing settlement form but projects out to the east of Low Lane into Green Belt and is steeply sloping. Development of the site would not constitute rounding off of the settlement. The site is also designated as proposed greenspace. Highway concerns as no road frontage to provide access.										
4094	South of Fearnville Place	Not allocated as housing		198	7.5	2.04	3.84	5.88	3.08	
Designated greenspace (N1) and allotments (N1A). Even if some of this wider green space were necessary for housing this site is poorly situated and would encroach greatly into its corridor function. Site boundary includes stretch of Wyke beck itself.										
1178B	Dunstarn Lane (land south), Adel LS16	Not allocated as housing		280	10.8	0.34	3.6	3.94		
Green Belt site. The site has been split into 2. Site B slopes more steeply to the ring road and provides a buffer between the road and development and is more removed from the existing residential area.										
2160	Scotland Lane, Ling Bob, Horsforth	Not allocated as housing		0	72.9	0.12	1.33	1.45		
Green Belt site. The site is not supported by Highways and development would lead to urban sprawl.										
2052	Tile Lane, Adel LS16	Not allocated as housing		451	17.2	0.13	0.63	0.76		
Green Belt site. Part of urban green corridor with no defensible boundary to the south.										
2046	Brownberrie Gardens - North Ives Farm, Horsforth LS18	Not allocated as housing		383	14.6	0.2	0.46	0.66		
Green Belt site. The site lies within the airport public safety zone and is not supported by Highways.										
2051A	King Lane, Alwoodley LS17	Not allocated as housing		0	116.3	0	0.15	0.15	0.15	
Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.										

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
16	Sandhill Lane (29), Moortown LS17 6AJ	Not allocated as housing		10	0.4	0	0	0		
Mixed brownfield/greenfield site within urban area. Suitable in principle for residential development.										
82	Moor Allerton Gardens (1,2,3,4,5,6,8), Moor Allerton	Not allocated as housing		17	0.5	0	0	0		
Site in existing residential use - fully developed										
84	Wetherby Road - Braim Wood School and land to the north, Rounday	Not allocated as housing		527	20.1	0	0	0		
Green Belt site. A new school lies to the southern end of the site. The site plays an important role in providing an attractive setting to Roundhay Park. Residential development is likely to have a negative impact on the park.										
94	Sandhill Lane (7-9), Moortown LS17 6AG	Not allocated as housing		2	0.4	0	0	0		
Northern part of site has permission for 2 detached houses (12/03734/FU). The rest of the site is too small to allocate.										
118	The View (21/23) - Alwoodley LS17 7NA	Not allocated as housing		6	0.4	0	0	0		
Brownfield/greenfield site within the main urban area. The site has two properties on site currently. Residential use acceptable in principle.										
120	Harrogate Road (55), Chapel Allerton LS7 3RU	Not allocated as housing		40	0.6	0	0	0		
Site now bought by Morrisons. Very unlikely to come forward for housing. Retail or other town centre uses appropriate.										
177	Broomfield (54/56), Adel LS16 7AD	Not allocated as housing		5	0.4	0	0	0		
Part of site (54 Broomfield) has permission for two dwellings. The rest of site is too small to allocate.										
1014	Fraser Avenue (land at), Horsforth	Not allocated as housing		45	1.2	0	0	0		
The site is designated as proposed greenspace (N5). Highway concerns in regard to achieving a suitable access.										
1015	Lee Lane West (land south of), Horsforth	Not allocated as housing		791	29.7	0	0	0		
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.										
1019	Gledhow Valley Road (land off), Chapel Allerton, LS7 4ND	Not allocated as housing		30	2	0	0	0		
Part of wider Gledhow Valley Woods. Significant tree cover.										
1079	Long Causeway, Adel LS16 8DU	Not allocated as housing		86	3.3	0	0	0		
Green Belt site. Local preference for other sites to come forward for housing over this one.										
1120	Headingley Lane (land at), Headingley	Not allocated as housing		36	2.3	0	0	0		
This site makes a valuable contribution to the visual, historic and spatial character of the Hyde Park and Woodhouse Hill Conservation 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.										
1138	Elmete Lane - land adj to Beechwood, Roundhay LS8	Not allocated as housing		59	2.9	0	0	0		

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
Green Belt site. The site includes a number of Tree Preservation Orders (TPO's) and a listed building. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.										
1151	Cookridge Lane , Cookridge LS16	Not allocated as housing		50	1.6	0	0	0		
Green Belt site. There is no existing defensible boundary to the west. Development could set a precedent for further sprawl.										
1190	Wetherby Road/Elmete Lane (land adjoining), Roundhay LS8	Not allocated as housing		156	6.9	0	0	0		
Green Belt site. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.										
1202	Victoria Avenue (land off), Horsforth LS18	Not allocated as housing		185	7.7	0	0	0		
Green Belt site. Local preference for the site to remain undeveloped and for the site immediately to the west (Horsforth Campus, 5009) to come forward instead.										
1243	Back Church Lane - former Rectory Paddock, Adel LS16	Not allocated as housing		18	0.6	0	0	0		
Green Belt site. This site was considered alongside 1079. Without 1079, 1243 is only partially connected to the built up area. Local preference for other sites to be developed for housing and for 1079 and 1243 to remain as Green Belt.										
1246	Back Church Lane - former Rectory Paddock north of Memorial Rec Ground, Adel L	Not allocated as housing		66	2.5	0	0	0		
Green Belt site. The site would need to come forward alongside site 1079 in order to connect to the built up area. 1079 to remain as Green Belt.										
1299B	Otley Road - Bodington Hall, Lawnswood LS16	Not allocated as housing		521	17.4	0	0	0		
Local preference for the site to be carried forward as proposed greenspace (there is also a possibility for park and ride on the site).										
1310	Outwood Lane (land at) , Horsforth, LS18	Not allocated as housing		121	3.4	0	0	0		
Site not supported by highways.										
2049	West Park Centre LS16	Not allocated as housing		69	2.3	0	0	0		
Former West Park Centre. Residential development acceptable in principle as this is a brownfield site within a residential area. Now likely to be a school site so not now allocated										
2051B	King Lane, Alwoodley LS17	Not allocated as housing		0	20.3	0	0	0		
Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.										
2053A	Alwoodley Lane, Alwoodley LS17	Not allocated as housing		154	5.9	0	0	0		
Green Belt site. Site A is unrelated to the existing settlement, is nearer to Eccup Reservoir and would create an incursion into Green Belt that could set a precedent for further sprawl.										
2058	Talbot Avenue - Allerton Grange High, Moor Allerton LS17	Not allocated as housing		70	2	0	0	0		
Site is managed and maintained by Leeds City Council Parks and Countryside as a public green open space. Local preference for the site to be retained as greenspace.										

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
2063	Cobble Hall, Roundhay LS8	Not allocated as housing		500	19	0	0	0		
Green Belt site. Local preference to not bring forward sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) and for Wetherby Road to remain as a natural buffer.										
3008	Change of use of former caravan site to public open space	Not allocated as housing		47	2.9	0	0	0		
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.										
3016	Low Hall Farm	Not allocated as housing	y	15	0.5	0	0	0		
Sieved out as the site does not comply with the settlement hierarchy.										
3034	Cold Harbour Farm, Bayton Lane, Yeadon	Not allocated as housing		0	74.6	0	0	0		
Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and development would have a serious impact on the openness of the Green Belt and result in a large area of urban sprawl. The site is not supported by Highways.										
3044A	Land North of Pinfold Lane, Cookridge	Not allocated as housing		148	5.6	0	0	0		
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.										
3044B	Land South of Pinfold Lane, Cookridge	Not allocated as housing		181	6.9	0	0	0		
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.										
3315A	Beechwood Farm (south) Elmete Lane Roundhay	Not allocated as housing		351	15.8	0	0	0		
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 natural buffer.										
3315B	Beechwood Farm (north) Elmete Lane Roundhay	Not allocated as housing		235	17.9	0	0	0		
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 natural buffer.										
3327	Land at Rawdon, Leeds	Not allocated as housing		58	2.2	0	0	0		
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.										
3328	Land at Rawdon, Leeds	Not allocated as housing		133	5.1	0	0	0		
Green Belt site. Development would result in the coalescence of Rawdon and Horsforth, contrary to one of the purposes of Green Belts in preventing the merging of settlements.										
3330	Land at Rawdon, Leeds	Not allocated as housing		47	1.5	0	0	0		
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										

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
preventing the merging of settlements. Highway concerns regarding suitable access and accessibility.										
3360B	Cookridge Hall Golf Course (N)	Not allocated as housing		0	36.7	0	0	0		
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										
3360A	Cookridge Hall Golf Course (S)	Not allocated as housing		578	22.4	0	0	0		
Green Belt site. There is no defensible boundary to the proposed GB boundary which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility										
3381	Brownberrie Lane	Not allocated as housing		35	1.3	0	0	0		
Part of the site is within Green Belt (30%). Part of the site is also a Local Nature Area (LNA). The remaining area is occupied by existing dwellings. This area alone would be too small to be allocated. Highway concerns regarding access.										
3402	Clayton Wood Bank	Not allocated as housing		30	1	0	0	0		
Existing employment site, surrounded by other employment uses and Clayton Wood. For these reasons the site is considered inappropriate for residential.										
4013	Land at Elmete Lane, Roundhay	Not allocated as housing		46	1.5	0	0	0		
Green Belt site. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.										
4056	Church Lane, Horsforth	Not allocated as housing		23	0.7	0	0	0		
Required for education purposes. Not available for residential development.										
4157	Land east of Sadler Way, Adel	Not allocated as housing		123	4.7	0	0	0		
Green Belt site. The site straddles the urban green corridor and does not relate well to the settlement pattern. The site is designated N6 greenspace.										
4172	University Land, Lawnswood	Not allocated as housing		189	6.3	0	0	0		
Deficiency in outdoor sports provision in the area. Playing pitches would need to be relocated. Possibility of cemetery extension into part of site and NGT route may affect part of site.										
4215	Land between Holtdale Grove/Holtdale Ave	Not allocated as housing		25	0.7	0	0	0		
The site performs an amenity function and setting for nearby houses within the Holt Park housing estate. Redevelopment for residential use is not supported.										
4232	Lawnswood Arms, Holt Lane, Adel	Not allocated as housing		0	0.8	0	0	0		
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 (rather it was suggested by the public). As such, the site is not considered available.										
4239	Holly Park Estate Extension, Water Lane, Horsforth	Not allocated as housing		35	1.1	0	0	0		
Green Belt site not supported by Highways.										
4244	West End Lane, Horsforth	Not allocated as housing		22	0.6	0	0	0		
Landlocked site requiring the purchase and demolition of a neighbouring property to achieve access. The Council is not aware of a property being available.										
4247	Northern End of Lee Lane West	Not allocated as housing		91	3.5	0	0	0		

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
Green Belt site. Majority of site is a new outdoor pitch and unsuitable for development. Poor access to site.										
4255	Calverley Lane, Horsforth	Not allocated as housing		95	3.6	0	0	0		
Green Belt site. Concern regarding overdevelopment in the area if the site were to come forward alongside 1339 and 4240. The site is not locally preferable compared to other sites.										
CFSM024	Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU	Not allocated for mixed use		0	4.7	0	0	0		
Planning permission for housing under ref 1033 (HG1-72)										
5172	Land at Moortown Golf Club/Primley Park Road, Moortown	Not allocated for housing		38	1.1	0	0	0		
100% of the site is covered by a Woodland Tree Preservation Order										
5173	Land at Moortown Golf Club/Gleneagles Road/Turnberry Drive Moortown	Not allocated for housing		49	1.4	0	0	0		
It is considered that development of the site would have an unacceptable impact on ecology assets.										
5269	Ford House and Gardens (Rose Court Nursery), Headingley Lane, Headingley	Not allocated for housing		45	1.3	0	0	0		
The site is still in educational use. No allocation of the site is proposed.										
5270	Bedquilts Recreation Ground, Adel	Not allocated for housing		86	3.3	0	0	0		
This is a well used sports and recreational facility in full use and currently protected as greenspace in the UDP.										
5304	Roundhay Grange and Leeds Golf Club, Wetherby Road, Roundhay	Not allocated for housing		373	14.2	0	0	0		
Site is in agricultural use and considered to play an important role in safeguarding the countryside from encroachment.										
5309	Wigton Lane, Alwoodley	Not allocated for housing		17	0.5	0	0	0		
In existing private residential use with large garden. The land has not been promoted by the owner										
xEG1-12	Premises Of J W Hinchliffe Scrap Yard Weaver Str	Not allocated for housing			0.3	8.8 4	91.1 6	100		
Site is needed for waste purposes and safeguarded for waste use in the NRWLP 2013										
5310	Wigton Lane, Alwoodley	Not allocated for housing		17	0.5	0	0	0		
Green Belt site. The site is well contained by roads and field boundaries and other development reducing potential for further sprawl.										

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

Sites contributing to meeting needs

Sites with low flood risk – zone 1

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites within North Leeds are within flood zone 1. In total these sites can deliver **3,096** dwellings of the 6,000 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that development on land of higher flood risk may be justified as insufficient housing land is available on land of low flood risk.

Table 2: Sites within flood zone 1.

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-59	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	Identified housing (permitted)	52	1.1	0	0	0		
HG1-60	Tile Lane - Eastmoor, Adel, LS16	Identified housing (UDP)	40	3.8	0	0	0		
HG1-61	505 Harrogate Road LS17	Identified housing (permitted)	6	0.3	0	0	0		
HG1-62	Former Squirrel Way Children's Home, Squirrel Way, Leeds, LS17 8FQ	Identified housing (permitted)	60	0.7	0	0	0		
HG1-63	Rear 268-274 Shadwell Lane, LS17	Identified housing (permitted)	8	0.3	0	0	0		
HG1-64	Leeds Trinity University College, Brownberrie Lane, Horsforth, Leeds, LS18 5HD	Identified housing (permitted)	29	0.2	0	0	0		
HG1-65	Westbrook Lane, Horsforth	Identified housing (UDP)	75	2.7	0	0	0		
HG1-66	Westbrook Lane, Horsforth	Identified housing (UDP)	15	1.2	0	0	0		
HG1-67	Long Row Horsforth	Identified housing (permitted)	7	0.2	0	0	0		
HG1-68	Silk Mill Drive LS16	Identified housing (UDP)	20	0.4	0	0	0		
HG1-70	Cookridge Hospital LS16	Identified housing (permitted)	326	7.1	0	0	0		
HG1-71	Ireland Wood Social Club, Iveson Drive, Lawnswood, Leeds, LS16 6NG	Identified housing (permitted)	20	0.3	0	0	0		
HG1-72	Otley Road, Government Buildings LS16 5PU	Identified housing (permitted)	130	4.7	0	0	0		
HG1-73	Otley Road - Bodington Hall, Lawnswood LS16	Identified housing (permitted)	126	9.3	0	0	0		
HG1-74	Dunstarn Lane, Adel, LS16	Identified housing (UDP)	28	2.7	0	0	0		
HG1-75	Cranmer Gardens - Moorhaven Residential Home LS17	Identified housing (permitted)	14	0.6	0	0	0		
HG1-76	Queenshill Court, Moortown	Identified housing (permitted)	6	0.6	0	0	0		
HG1-77	468 Harrogate Road LS17	Identified housing (permitted)	10	0.1	0	0	0		
HG1-78	Yorkshire Bank Sports Ground (former), LS17	Identified housing (permitted)	29	1.4	0	0	0		
HG1-79	Former Grosvenor Casino, Harrogate Rd and Street Lane	Identified housing (permitted)	13	0.2	0	0	0		
HG1-80	467 Street Lane, Roundhay, Leeds	Identified housing (permitted)	6	0	0	0	0		
HG1-81	Sutherland Avenue LS8	Identified housing (permitted)	8	0.2	0	0	0		
HG1-82	3 Park Crescent, Roundhay, Leeds	Identified housing (permitted)	5	0.1	0	0	0		
HG1-83	Park Cottages, Leeds 8	Identified housing (permitted)	5	0.2	0	0	0		
HG1-84	Salmon Crescent / Stanhope Drive, Horsforth	Identified housing (permitted)	7	0.2	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-85	85 Broadgate Lane, Horsforth, LS18	Identified housing (permitted)	5	0.1	0	0	0		
HG1-86	Summerfield Ho Outwood Ln Horsforth	Identified housing (permitted)	7	0.2	0	0	0		
HG2-87	Amberton Terrace	Housing allocation	14	1.6	0	0	0		
HG1-88	Otley Road, Spenfield House LS16	Identified housing (permitted)	13	1.2	0	0	0		
HG1-89	Woodlea Drive - The Mansion LS6	Identified housing (permitted)	25	1	0	0	0		
HG1-90	Chandos Avenue LS8	Identified housing (permitted)	1	1.7	0	0	0		
HG1-91	LS8 2JJ	Identified housing (permitted)	5	0.3	0	0	0		
HG1-92	Park Avenue (1) - Beech Lodge, Roundhay	Identified housing (permitted)	4	0.4	0	0	0		
HG1-93	128 Wetherby Road, Roundhay, Leeds, LS8 2JZ	Identified housing (permitted)	5	0.2	0	0	0		
HG1-94	Land At Lakestream House, 142 Wetherby Road, Leeds, LS8 2LF	Identified housing (permitted)	7	1.2	0	0	0		
HG1-98	Victoria Avenue, Horsforth	Identified housing (UDP)	6	0.4	0	0	0		
HG1-99	Low Fold Garage, New Road Side, Horsforth	Identified housing (permitted)	5	0.2	0	0	0		
HG1-100	Former Police Station, Broadway, Horsforth	Identified housing (permitted)	12	0.4	0	0	0		
HG1-101	Throstle Nest Villa, New Road Side	Identified housing (permitted)	8	0.2	0	0	0		
HG1-102	29 - 31 Moor Road, Headingley, Leeds, LS6 4BG	Identified housing (permitted)	32	0.9	0	0	0		
HG1-103	Moor Road (40/42) - University of Leeds, Tetley Hall	Identified housing (permitted)	68	2.6	0	0	0		
HG1-104	13 - 17 Shaw Lane, Meanwood, Leeds, LS6 4DH	Identified housing (permitted)	31	0.3	0	0	0		
HG1-105	8 Holly Bank, Otley Road, Headingley, LS6 4DJ	Identified housing (permitted)	7	0.1	0	0	0		
HG1-106	Monk Bridge Road (3) LS6	Identified housing (permitted)	9	0.5	0	0	0		
HG1-107	Stratford Court, School Lane, Chapel Allerton	Identified housing (permitted)	28	0.3	0	0	0		
HG1-108	Mansion Gate Drive - Mansion House LS7	Identified housing (permitted)	18	0.6	0	0	0		
HG1-109	321 Chapeltown Road, Chapeltown, LS7 3LL	Identified housing (permitted)	6	0.1	0	0	0		
HG1-110	2 St Martin's Road, Leeds, LS7 3LX	Identified housing (permitted)	5	0.1	0	0	0		
HG1-111	Newton Green - former Civil Service Sports Association Ground	Identified housing (permitted)	74	1.6	0	0	0		
HG1-112	Elton Lodge, Newton Road	Identified housing (permitted)	9	0.4	0	0	0		
HG1-113	Former Dutton Arms (PH), Queenswood Drive	Identified housing (permitted)	9	0.2	0	0	0		
HG1-114	The Former Lounge Cinema, North Lane, Headingley	Identified housing (permitted)	12	0.2	0	0	0		
HG1-115	25-7 Bennett Road LS6	Identified housing (permitted)	8	0.1	0	0	0		
HG1-116	51 - 61 Otley Road And 3 - 9 North Lane, LS6	Identified housing (permitted)	14	0.1	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-117	Granby Street, Headingley, LS6	Identified housing (permitted)	5	0	0	0	0		
HG1-118	19 Shire Oak Road, LS6	Identified housing (permitted)	6	0.2	0	0	0		
HG1-119	Belmont House, Wood Lane, LS6	Identified housing (permitted)	6	0.5	0	0	0		
HG1-120	1 North Grange Mount LS6	Identified housing (permitted)	11	0.1	0	0	0		
HG1-121	Kirkstall Lane, Victoria Home LS6	Identified housing (permitted)	50	0.5	0	0	0		
HG1-122	45 St Michael's Lane LS6	Identified housing (permitted)	44	0.1	0	0	0		
HG1-123	Headingley Halls Of Residence 54 - 56 Headingley Lane, Headingley, Leeds, LS6 2BP	Identified housing (permitted)	39	0.3	0	0	0		
HG1-124	Eden Mount LS4	Identified housing (permitted)	17	0.1	0	0	0		
HG1-125	St Ann's Lane - former Boston Exchange Diner), Leeds LS4 2SE	Identified housing (permitted)	12	0.7	0	0	0		
HG1-126	St Anns Lane, LS4 2SE	Identified housing (permitted)	13	0.3	0	0	0		
HG1-127	Land at 116 Cardigan Road, Headingley	Identified housing (permitted)	14	0.2	0	0	0		
HG1-128	83 Cardigan Lane LS4	Identified housing (permitted)	22	0.1	0	0	0		
HG1-129	232 Burley Road, LS4	Identified housing (permitted)	7	0.3	0	0	0		
HG1-395	The Grove, North Lane, LS8	Identified housing (permitted)	6	0.3	0	0	0		
HG1-471	22 Shire Oak Road Headingley, LS6 2DE	Identified housing (permitted)	9	0.3	0	0	0		
HG1-477	80 Cardigan Road Headingley, Leeds, LS6 3BJ	Identified housing (permitted)	16	0.2	0	0	0		
HG1-490	Mary Morris House, 24 Shire Oak Road, Heaingley, LS6 2DE	Identified housing (permitted)	10	0.5	0	0	0		
HG1-491	135 Alwoodley Lane, Alwoodley, LS17 7PG	Identified housing (permitted)	5	0.2	0	0	0		
HG1-493	Oak Villa Hotel, 55 Cardigan Road, Heandingley, Leeds, LS6 1DW	Identified housing (permitted)	10	0.5	0	0	0		
HG1-502	101 Commercial Road, Kirkstall, Leeds, LS5 3AD	Identified housing (permitted)	36	0.3	0	0	0		
HG1-503	Land Rear of Shoulder of Mutton Public House, Garmont Road, Leeds, LS7 3LW	Identified housing (permitted)	7	0.2	0	0	0		
HG1-506	Land at Cockcroft House, Cardigan Road, Headingley	Housing allocation	16	0.3	0	0	0		
HG1-515	Horsforth Campus	Identified housing (permitted)	72	2.5	0	0	0		
HG1-518	Meanwood Road Working Mens Club, Meanwood Road	Housing allocation with mixed uses	17	0.5	0	0	0		
HG2-29	Moseley Wood Gardens (land off), Cookridge LS16	Housing allocation	63	2.6	0	0	0		
HG2-30	Eyrie Public House	Housing allocation	14	0.4	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG2-31	Ralph Thoresby (Site F) Holt Park, Leeds	Housing allocation	15	0.4	0	0	0		
HG2-32	Cookridge Fire Station	Housing allocation	15	0.4	0	0	0		
HG2-33	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	Housing allocation	28	0.8	0	0	0		
HG2-34	Farrar Lane, Adel	Housing allocation	16	0.9	0	0	0		
HG2-36	Alwoodley Lane, Alwoodley LS17	Housing allocation	285	13.4	0	0	0		
HG2-37	Brownberrie Lane	Housing allocation	12	0.8	0	0	0		
HG2-38	Dunstarn Lane (land south), Adel LS16	Housing allocation	68	2.2	0	0	0		
HG2-40	High Moor Court (land at rear), High Moor Avenue, Moor Allerton	Housing allocation	20	0.9	0	0	0		
HG2-41	South of A65 from Horsforth & Rawdon RA to crematorium	Housing allocation	777	36.3	0	0	0		
HG2-42	Broadway and Calverley Lane, Horsforth	Housing allocation	18	0.6	0	0	0		
HG2-43	Horsforth Campus	Housing allocation	134	5.35	0	0	0		
HG2-44	Clarence Road (land at) - Horsforth LS18 4LB	Housing allocation	25	0.7	0	0	0		
HG2-45	St Joseph's, Outwood Lane, Horsforth	Housing allocation	30	0.8	0	0	0		
HG2-47	Vesper Road (land at), Kirkstall LS5 3NU	Housing allocation	17	0.5	0	0	0		
HG2-48	Weetwood Manor	Housing allocation	32	0.9	0	0	0		
HG2-49	Off Weetwood Avenue, Headingley, Leeds	Housing allocation	30	4	0	0	0		
HG2-51	Carr Manor, Meanwood LS6	Housing allocation	15	4.3	0	0	0		
HG2-217	Land at Former Eastmoor Regional Secure Unit	Housing allocation	27	1.5	0	0	0		
MX1-2	Ring Road West Park, Silk Mill Way and Iveson Drive Iveson Drive	Identified mixed use (permitted)	485	20.8	0.26	1.35	1.61		
EO1-6	Bodington Business Park Otley Road Ls16	Identified employment (permitted)		4.4	0	0	0		
			3096						

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.

The Sequential Test

In North Leeds HMCA **3,096** dwellings can be achieved on sites within zone 1 flood risk, leaving 2,904 dwellings to be found from the 6,000 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. The sites listed in Table 3 below provide a capacity of **521** dwellings. Deducting these from the 2,904 dwellings means that 2,383 dwellings still need to be found from the 6,000 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. One site is listed in Table 4 and is next in the order of sequential preference. The total capacity of dwellings in this category is **53**. Deducting these from the 2,383 dwellings means that 2,330 dwellings still need to be found from the 6,000 target.

Looking next at sites with a meaningful amount of land in EA Zone 3a these are set out in Table 5 and provide for a total capacity of **1,210** dwellings. Deducting 1,210 dwellings from the 2,330 needed leaves a final shortfall of 1,120 dwellings, which means that all the sites in North Leeds have passed the sequential test but even though some sites with flood risk in zone 3a are proposed for allocation, the 6,000 Core Strategy target cannot be met. Collectively the sites proposed in zone 3a pass the flood risk sequential test, but need to be assessed individually in terms of the Exception Test.

Surface water and other sources of flooding

The North HMCA experiences problems with the speed of surface water run-off during heavy rainfall particularly associated with the Kirkstall and Meanwood Valleys. The Environment Agency Map for Flood Risk from Surface Water has been used to identify any potential surface water pathways that might affect the proposed sites (see the map extract in Appendix 2), however it is essential that for all developments there is no increase in the rate of surface water run off. This requirement is applied through the Natural Resources and Waste Local Plan Policy Water 7 which also seeks for developments to use sustainable drainage wherever practicable.

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-58	Moseley Wood Gardens (land off), Cookridge LS16	Identified housing (permitted)	135	6.8	0.77	9.45	10.22		
HG1-97	Calverley Lane, Horsforth - Clariant UK Ltd LS18 4RP	Identified housing (permitted)	331	12.5	7.13	0.15	7.28		
MX2-4	Kirkstall District Centre	Housing allocation with mixed uses	55	3.6	0.07	0	0.07		
			521						

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
					Proportion of site in flood zone				
HG2-46	Horsforth (former waste water treatment work)	Housing allocation	53	3.1	37.44	18.91	56.35	3.51	

Table 5: sites with a meaningful amount of land in EA Zone 3a

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
					Proportion of site in flood zone				
HG1-69	Low Lane - Woodside Mill, Horsforth	Identified housing (permitted)	59	1.3	5.35	16.97	22.32		
HG1-96	Low Hall Road - Riverside Mill, Horsforth LS19	Identified housing (permitted)	79	7.9	16.89	23.49	40.38	9.29	
HG1-87	Horsforth Mills, Low Lane, Horsforth	Identified housing (permitted)	89	0.7	0.39	98.66	99.05		
HG1-500	Corn Mill Fold, Low Lane, Horsforth, Leeds, LS18 5NJ	Identified housing (permitted)	13	1.4	7.97	50.01	57.98		
HG2-234	Land at Kirkstall Forge, Kirkstall Road	Housing Allocation	0	2.94	3.02	53.61	56.63		

EG1-13	Former Gas Holder Station Burley Place LS4 (Note this site flooded on Boxing Day 2015).	Identified employment (UDP)		0.5	6.97	93.03	100		
EO1-4	Low Lane Horsforth	Identified employment (permitted)		1.2	1.72	12.76	14.48		
EO1-5	Office Element Corn Mill Fold Low Lane Horsforth LS18	Identified employment (permitted)		0.11	24.58	72.54	97.12		

EG1-14	Lcc Depot Off Viaduct Road Leeds Ls4	Identified employment (UDP)		0.3	8.68	91.32	100		
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Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
MX1-3	Abbey Road - Kirkstall Forge LS5	Identified mixed use (permitted)	970	17.5	1.66	89.99	91.65	9.31	
EG1-11	Unit 2 St Anns Mills Off Commercial Road Kirkstall	Identified employment (permitted)		0.2	0	100	100		
EO1-7	471 Kirkstall Rd LS5	Identified employment (permitted)		0.1	0	100	100		
			1210						

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA has been included in the total

Exception Test

The sites with land in flood zone 3a (listed in Table 5 above) which pass the sequential test need to be subject to the Exception Test.

NORTH HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test.

For the Exception Test to be passed:

- 1.It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk; and
- 2.A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 6 sites out of a total of 100 housing or mixed use sites in the North HMCA which require the Exception Test to be applied. These sites are:

HG1-96	Riverside Mill, Low Hall Road, Horsforth, LS19
HG1-69	Woodside Mill, Low Lane, Horsforth
HG1-87	Horsforth Mills, Low Lane, Horsforth
MX1-3	Kirkstall Forge, Abbey Road, LS5
HG2-234	Land at Kirkstall Forge, Kirkstall Road
HG1 – 500	Corn Mill Fold, Low Lane, Horsforth, Leeds, LS18 5NJ

Exception Test for Site HG1-96 Riverside Mill, Low Hall Road, Horsforth	
Flood Risk Zone: 3a and 2 , small part of site in zone 3b	
Proposed uses subject of Exception Test: Housing (82 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning consent. Sustainability appraisal site assessment: Not assessed because the site already has a planning permission.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
Yes an FRA was submitted with the planning application	
Conclusion	
A detailed FRA was submitted alongside the planning application demonstrating that the development will be safe and will not increase flood risk elsewhere. The site specific details for the site allocation should state that there must be no built development in the zone 3b functional floodplain.	

Exception Test for Site HG1-69 Woodside Mill, Low Lane, Horsforth	
Flood Risk Zone: 3a and 2	
Proposed uses subject of Exception Test: Housing (estimated 59 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	<p>Explain how: The site already has planning permission</p> <p>Sustainability appraisal site assessment: Not assessed because the site already has a planning permission.</p>
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none"> • The EA Flood Map indicates that the site is located within Flood Zones 2 and 3a. • Additional modelling of Oil Mill Beck is required in order to make a more accurate assessment of flood risk at the site. • Any flooding is likely to be of short duration, (less than 2 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site. • Higher ground can be found immediately adjacent to the site. • The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings. • The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users: <ul style="list-style-type: none"> • Building should be set back from the edge of the watercourse by at least 8m. • Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level. • Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards. • There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels. • In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere. 	
Conclusion	
A detailed FRA was submitted alongside the planning application demonstrating that the development will be safe and will not increase flood risk elsewhere.	

Exception Test for Site HG1-87 Horsforth Mills, Low Lane, Horsforth	
Flood Risk Zone: EA Zone 3a	
Proposed uses subject of Exception Test: Housing (estimated 89 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	<p>Explain how: The site already has a planning consent.</p> <p>Sustainability appraisal site assessment: overall this site scores poorly when assessed for housing use. There are positive scores for accessibility to services, including education and health and meeting a local need, but there are negatives because the site has high flood risk and is deficient in at least two types of greenspace and also for the loss of employment</p>

	land. There are double negatives for the loss of good quality agricultural land and for negative effects on biodiversity. The site is not supported by the Council's Nature Conservation Officer.
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The EA Flood Map indicates that the entire site is located within Flood Zone 3.
- Additional modelling of Oil Mill Beck is required in order to make a more accurate assessment of flood risk at the site.
- Any flooding is likely to be of short duration, (less than 2 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- Higher ground can be found immediately adjacent to the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

A detailed FRA was submitted alongside the planning application demonstrating that the development will be safe and will not increase flood risk elsewhere. If a new application is submitted then a new FRA and Exceptions Test will be required.

Exception Test for Site MX1-3 Kirkstall Forge, Abbey Road, LS5

Flood Risk Zone: 3a and 2

Proposed uses subject of Exception Test: Housing (estimated 970 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	<p>Explain how:</p> <p>The site experienced some flooding on Boxing Day 2015. This flood event was described as a 1 in 200 event.</p> <p>This site has a planning consent and is under construction. It includes the provision of a new railway station at Kirkstall Forge which brings sustainability benefits to the site which outweigh the flood risk. Following the Boxing Day 2015 flood the developers of the site were advised to raise floor levels above the 1 in 200 flood event.</p> <p>Sustainability appraisal site assessment: Not assessed as the site already has a planning consent.</p>
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

A detailed flood risk assessment was submitted with the planning application and was accepted by the Environment Agency. Flood risk mitigation includes the construction of a flood relief channel.

Conclusion

Development at this location will bring the regeneration benefits of brownfield land and additionally the site is to be served by a new rail station. These sustainability benefits can be considered to outweigh the flood risk. Nevertheless a sequential approach should be taken to the layout of the site. It is proposed for mixed uses and therefore an attempt should be made to locate housing in the least risky parts of the site. The zone 3b functional floodplain must be kept open and should not have any built development within it. Floor levels should be raised above the 1 in 200 year flood event.

Exception Test for Site HG2-234 Land at Kirkstall Forge, Kirkstall Road

Flood Risk Zone: 3 and 1

Proposed uses subject of Exception Test:

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	<p>The site experienced some flooding on Boxing Day 2015. This flood event was described as a 1 in 200 event.</p> <p>This site has a planning consent and is under construction. It includes the provision of a new railway station at Kirkstall Forge which brings sustainability benefits to the site which outweigh the flood risk.</p> <p>Sustainability appraisal site assessment: Not assessed as the site already has a planning consent.</p>
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

A planning application has been submitted for the whole of the Kirkstall Forge site, however the Council has carried out further detailed work on site HG2-234 to establish the precise extent of the developable area, the results of this work have divided the site into 2 separate parcels as follows:

Site HG2-234 East: Adjacent to Rugby Football Ground Land at Kirkstall Forge, Kirkstall Road, Leeds

Flood Risk Assessment and Exceptions Test

Existing Ground Levels (m AoD) as follows:

SW = 46.58; SE = 47.33; NW = 47.82; NE = 48.06m.

Upstream Cross Section: RIVER_SECTION_02671606769

Downstream Cross Section: RIVER_SECTION_02671606486

Base model										
Node	Description	Centreline Chainage (m)	Bed Level	Max Stage 50year	Max Stage 75year	Max Stage 100year	Max Stage 200year	Max Stage 100+CC year	Max Stage 500year	Max Stage 200yr +CC
2671606486	Rugby ground (left bank)	2,182.0	32.840	37.358	37.449	37.505	37.634	37.805	37.835	38.012
2671606769		1,899.0	32.850	37.74	37.837	37.898	38.037	38.213	38.241	38.404

Conclusion

The majority of the site is located within FZ1, however, the linear tail of the site boundary sits within Flood Zones 2 and 3. No building should be constructed within this part of the site, which is presumably an access road?

Site HG2-234 West: Opposite Newlay Wood Close Land at Kirkstall Forge, Kirkstall Road, Leeds

Flood Risk Assessment and Exceptions Test

Existing Ground Levels (m AoD) as follows:

SW = 41.00; SE = 41.30; NW = 39.40; NE = 40.41m.

Adjacent Cross Section: RIVER_SECTION_02671700963

Base model										
Node	Description	Centreline Chainage (m)	Bed Level	Max Stage 50year	Max Stage 75year	Max Stage 100year	Max Stage 200year	Max Stage 100+CC year	Max Stage 500year	Max Stage 200yr +CC
2671700963	Rein Road	585.0	34.788	40.599	40.804	40.927	41.253	41.666	41.717	42.065

Conclusion

The entire parcel is located within FZ3 – particularly so when climate change is considered. The site should not be developed for anything other than water compatible uses. It will not be possible to raise the level of the site out of the flood plain without displacing water in the direction of the opposite bank and increasing flood risk there.

Conclusion

The majority of the site that is described as HG2 – 234 East is suitable for built development excluding those parts of the site that are in flood zone 3a. Floor levels should be raised above the level of the 1 in 200 year flood event. The part of the site that is described as HG2 – 234 West is not suitable for built development and must be kept open. It should be assumed that this part of the site will flood.

Exception Test for Site HG1-500 Corn Mill Fold, Low Lane, Horsforth, Leeds, LS18 5NJ

Flood Risk Zone: Zones 1, 2 and 3a

Proposed uses subject of Exception Test: Housing (13 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes

Explain how: The site already has a planning consent.

Sustainability appraisal site assessment: There are positive scores for accessibility to services, including education and health and meeting a local need and for the retention of some employment uses on the site. There are negatives because the site has medium and high flood risk.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The EA Flood Map indicates that the site has some land located within Flood Zone 3a.
- Any flooding is likely to be of short duration, (less than 2 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- Higher ground can be found immediately adjacent to the site.

- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

A detailed FRA was submitted alongside the planning application demonstrating that the development will be safe and will not increase flood risk elsewhere. If a new application is submitted on this site a new FRA and exception test assessment will be required.

Conclusion

All six of the sites that are required to have passed an Exception Test in the North HMCA already have a planning consent which includes a flood risk assessment and have had to pass an Exception Test as part of the application process. If any of the sites are the subject of a new application then a new FRA and Exception Test will be required.

6. OUTER NORTH EAST

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Submission Draft (CD1/1) for the Outer North East HMCA. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan and the Publication Draft September 2015 (EB4/1) and a Revised Publication Draft in September 2016 (EB4/2).

Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer North East HMCA 5,000 dwellings are required (8% of the District wide total).

Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites not proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

The tables below have used the Environment Agency Flood Map November 2016 to establish percentages of sites falling within each flood zone.

Sites not proposed for allocation

Sites considered through the Issues and Options stage of plan preparation but that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. In Outer North East by far the most common reason for not allocating is isolation away from the settlement hierarchy with sprawl into the green belt being the second most common reason. A lot of sites have been rejected for flood risk reasons. Other suitability reasons for non-allocation include access problems, tree cover, local flooding, greenspace designation, impact on historical monuments and steep topography. Also, some sites are not available because of current use for employment, allocation not supported by owners, development completed and sites being too small. Hence, there is no opportunity to consider bringing forward any of these sites as alternatives to proposed sites that do have flood risk.

The next part of this assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
5158	Meadowside Keswick Lane Bardsey	Not allocated as housing		11	0.4	99.73	0.27	100	0.18	
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.										
1040	Carr Lane, Thorner,LS14	Not allocated as housing	y	13	0.5	15.84	74.45	90.29		
Sieved out - Not within the settlement hierarchy										
1131	Field Lane (south of), Aberford	Not allocated as housing	y	22	0.8	48.12	35.49	83.61	24.02	
Sieved out - Not within the settlement hierarchy and part SFRA floodzone 3b										
3310	Land Boston Road, Wetherby	Not allocated as housing		53	1.5	7.43	53.29	60.72	48.71	
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.										
3319	Main Street, Aberford	Not allocated as housing	y	28	1	2.8	41.3	44.1		
Sieved out - Not within the settlement hierarchy										
5142	Land north of A58 Wetherby	Not allocated as housing	y	354	13.5	9.98	26.63	36.61	28.78	
Green Belt site. The site in isolation 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 SEGI										
3134	Woodacre Lane, Bardsey	Not allocated as housing		205	9.1	10.6	14.63	25.23	12.48	
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.										
1251	Leeds Road, Collingham LS22	Not allocated as housing		101	4.5	5.53	15.71	21.24	13.78	
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.										
1106	First Avenue (land west of), Bardsey	Not allocated as housing		315	14	11.07	9.37	20.44	6.49	
Green Belt site which splits Bardsey from Bardsey Village. Surrounded by residential development on three sides. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										
1233	York Road (land at)- Sandbeck Lane, Wetherby, LS22	Not allocated as housing		1047	39.9	2.3	11.62	13.92		
The site is not within the Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site is isolated from the main urban area of Wetherby with limited access across the A1(M) which creates a significant barrier to the existing settlement of Wetherby. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										

1070	Linton Lane - Cragg Hall Farm, Wetherby LS22	Not allocated as housing		32	1	13.3	0	13.3		
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.										
1005	Wetherby Road, Scarcroft	Not allocated as housing	y	412	18.3	1.1	9.49	10.59		
Sieved out - Not within the settlement hierarchy										
5001	Thorner Lane, Scarcroft	Not allocated as housing	y	55	2.5	1.94	7.33	9.27		
Sieved out - Not within the settlement hierarchy										
2068	Thorp Arch Estate Waste Tip, Wetherby LS23	Not allocated as housing	y	227	10.1	6.5	2.73	9.23	8.29	
Sieved out - Not within the settlement hierarchy										
1367	Rakehill Road (land north of), Barwick in Elmet	Not allocated as housing		34	1.3	0.14	6.63	6.77		
Green Belt site. Development of this site alone would not relate well to the existing settlement form and would have an unacceptable impact on the Green Belt										
1301	Linton Lane - Wetherby Golf Course house and car park, Wetherby LS22	Not allocated as housing		19	0.6	5.4	0	5.4		
Green Belt site. The site is not related to the existing settlement given that site 1070 is situated between the site and the existing built up area. (It is noted that site 1070 presently contains one detached dwelling, however this was deemed to be appropriate within the Green Belt.) No defensible boundary is present to the south side of the site which could lead to further unrestricted sprawl into Green Belt. The site currently contains a golf clubhouse and car park, which is acceptable, appropriate development in the Green Belt. Development of the site would therefore also result in the loss of a community facility given that the clubhouse would have to be demolished.										
2158	Sandbeck wood (south of), Wetherby	Not allocated as housing		141	5.4	0.73	2.68	3.41		
The site is not within the Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site is isolated from the main urban area of Wetherby with limited access across the A1(M) which creates a significant barrier to the existing settlement of Wetherby. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										
1294	Leeds Road (land at), Collingham LS22	Not allocated as housing		121	5.4	0.14	3.17	3.31	1.71	
Green Belt site. The southern part of the site juts out from the existing settlement form and has no defensible boundary containing it, which could set a precedent for further sprawl into Green Belt. Highways concerns raised due to the narrow road frontage and poor accessibility to services.										
1027	Wetherby Road (land to west), south of Bardsey	Not allocated as housing		565	25.1	2.8	0.16	2.96	0.12	
Green Belt site. Development of this relatively large site would result in the merging of two settlements (Scarcroft and Bardsey). Highways concerns regarding access onto Wetherby Road.										
1094A	Red Hall Lane and Manston Lane (between)	Not allocated as housing		0	377.7	0.24	2.23	2.47		
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.										
1157	Old Mill Lane (land to south of), Clifford LS23	Not allocated as housing	y	35	1.3	2.39	0	2.39		
Sieved out - Not within the settlement hierarchy										
1107	Green Lane (land east of), Boston Spa LS23	Not allocated as housing		249	9.5	0.83	0	0.83		
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 south-east of Boston Spa and										

safeguarding the countryside from encroachment.										
3125	Carr Lane, Wetherby	Not allocated as housing		59	2.3	0.74	0	0.74		
The site is not within the Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. The site is isolated from the main urban area of Wetherby with limited access across the A1(M) which creates a significant barrier to the existing settlement of Wetherby. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										
4176	High Street, Boston Spa	Not allocated as housing		66	2.5	0.25	0	0.25		
Green Belt site. The site in would have an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the countryside from encroachment. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										
3334	Land South of A58 Collingham	Not allocated as housing		142	6.3	0.08	0	0.08		
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, unless adjacent sites are developed first. 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.										
1300	Linton Lane - land opposite the Ridge, Linton LS22	Not allocated as housing	y	54	1.7	0.01	0	0.01		
Sieved out - Not within the settlement hierarchy										
70	Linton Spring (office building), Sicklinghall Road, Wetherby	Not allocated as housing	y	12	0.4	0	0	0		
Sieved out site - Not within the settlement hierarchy										
78	Blackmoor Lane (120), Bardsey LS17 9DZ	Not allocated as housing	y	25	0.9	0	0	0		
Sieved out site - Not within the settlement hierarchy										
361	Spofforth Hill (land at), Wetherby LS22 6SF	Not allocated as housing		34	0.9	0	0	0		
Site in current residential use. Allocation of the site is not supported by the owners.										
789	Oaks Lane, Boston Spa	Not allocated as housing		18	0.5	0	0	0		
Site not available. Previous consent for residential development fully built out.										
830	Thorner Lane - Oaklands Manor, Scarcroft	Not allocated as housing	y	14	0.5	0	0	0		
Sieved out - Not within the settlement hierarchy										
1001	Tarn Lane - Brandon Hall LS17	Not allocated as housing	y	86	3.8	0	0	0		
Sieved out - Not within the settlement hierarchy										
1028	Wetherby Road (land to west), north of Scarcroft	Not allocated as housing	y	288	12.8	0	0	0		
Sieved out - Not within the settlement hierarchy										
1031	Sandhills (land to east), Thorner	Not allocated as housing	y	37	1.4	0	0	0		
Sieved out - Not within the settlement hierarchy										
1048	Main Street (north of), Aberford LS25	Not allocated as housing	y	20	0.7	0	0	0		
Sieved out - Not within the settlement hierarchy										

1055A	Thorpe Arch Estate, Wetherby LS23 7BJ	Not allocated as housing		2161	96	0	0	0		
Large brownfield site with current employment and retail uses. Local preference for the site to be allocated for employment uses rather than housing but potential for mixed use to include housing.										
1055B	Thorpe Arch Estate, Wetherby LS23 7BJ	Not allocated as housing		1455	64.6	0	0	0		
Large brownfield site with current employment and retail uses. Local preference for the site to remain in employment use but potential for mixed use to include housing										
1056	Main Street (off) - Cricket Field, Shadwell	Not allocated as housing	y	49	1.8	0	0	0		
Sieved out - Not within the settlement hierarchy										
1057	Scholes Lane, Scholes	Not allocated as housing		20	0.7	0	0	0		
Green Belt site. The development of the site would result in an unacceptable impact on the Green Belt. The development of the site would represent sprawl to the west of Scholes.										
1088	Whinmoor Lane, land to rear of Wainscott Cottage, Shadwell, LS17 8LS	Not allocated as housing	y	58	1.8	0	0	0		
Sieved out - Not within the settlement hierarchy										
1089	York Road - Homecroft, Scholes LS15 4NF	Not allocated as housing		54	2.4	0	0	0		
Green Belt site. Not favoured for residential use as the site is isolated from the built up area of Scholes with barriers in between. The site has recent planning permission for employment uses.										
1108	Willow Lane (land west of), Clifford LS23	Not allocated as housing	y	20	0.6	0	0	0		
Sieved out - Not within the settlement hierarchy										
1109	Cinder Lane (land west of), Clifford, LS23	Not allocated as housing	y	82	3.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
1121	Trip Lane (land at), Linton	Not allocated as housing	y	47	2.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
1130	Parlington Lane (land off)	Not allocated as housing	y	45	1.7	0	0	0		
Sieved out - Not within the settlement hierarchy										
1132	Lotherton Lane (land south of)	Not allocated as housing	y	12	0.4	0	0	0		
Sieved out - Not within the settlement hierarchy										
1134	Aberford Road, Barwick LS15	Not allocated as housing		141	6.2	0	0	0		
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.										
1139	York Road, Morwick Hall (land adj to), Whinmoor, LS15	Not allocated as housing		311	13.8	0	0	0		
Green Belt site which relates poorly to existing development. 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 urban conurbation of Leeds and Scholes.										

1155	Bramham Road and North of Lyndon Road (land to west of), Bramham LS23	Not allocated as housing		269	12	0	0	0		
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.										
1156	Bramham Road (land to east of), Clifford	Not allocated as housing	y	90	4	0	0	0		
Sieved out - Not within the settlement hierarchy										
1158	Boston Road (land to west of), Clifford LS23	Not allocated as housing	y	33	1	0	0	0		
Sieved out - Not within the settlement hierarchy										
1161	Parlington Drive (west of), Aberford LS25	Not allocated as housing	y	60	2.7	0	0	0		
Sieved out - Not within the settlement hierarchy										
1162	Parlington Drive (east of), Aberford, LS25	Not allocated as housing	y	62	2.8	0	0	0		
Sieved out - Not within the settlement hierarchy										
1163	Main Street - Beckside, Aberford LS25	Not allocated as housing	y	24	0.9	0	0	0		
Sieved out - Not within the settlement hierarchy										
1164	Richmondfield Lane (land at) - Long Lane LS15	Not allocated as housing		161	7.2	0	0	0		
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.										
1165	Barwick Road (land north of), Garforth	Not allocated as housing		0	9.7	0	0	0		
Green Belt site. The site in isolation 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 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.										
1182	Woodlands Farm (land at), Syke Lane, Scarcroft LS14	Not allocated as housing	y	25	0.9	0	0	0		
Sieved out - Not within the settlement hierarchy										
1226	Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25	Not allocated as housing		0	17.4	0	0	0		
Green Belt site. The site in isolation 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 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.										
1239	Dowkell Lane (land south of), Thorp Arch LS22	Not allocated as housing	y	150	5.7	0	0	0		
Sieved out - Not within the settlement hierarchy										
1240	Church Causeway (land north of), Thorp Arch	Not allocated as housing	y	128	4.9	0	0	0		
Sieved out - Not within the settlement hierarchy										
1241	Walton Road (land at), Thorp Arch LS22	Not allocated as housing	y	233	8.9	0	0	0		
Sieved out - Not within the settlement hierarchy										

1252	Northgate Lane, Linton LS22	Not allocated as housing	y	52	2.3	0	0	0		
Sieved out - Not within the settlement hierarchy										
1262	Roundhay Park Lane, Sandy Lodge (site of) LS17 8AS	Not allocated as housing		31	1	0	0	0		
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.										
1271	Rakehill Road (land off), Scholes, LS15	Not allocated as housing		2528	112.3	0	0	0		
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.										
1286	Colliers Lane (land off), Shadwell, LS17	Not allocated as housing	y	72	3.2	0	0	0		
Sieved out - Not within the settlement hierarchy										
1287	Blind Lane (land at), Shadwell, LS17	Not allocated as housing	y	60	2.7	0	0	0		
Sieved out - Not within the settlement hierarchy										
1288	Manor Farm (land at), Shadwell, LS17	Not allocated as housing	y	294	13.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
1289	Dowkell Lane (land north of), Thorpe Arch, Boston Spa	Not allocated as housing	y	317	12.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
1290	Thorpe Arch - The Vicarage (land to rear of), Boston Spa	Not allocated as housing	y	25	0.8	0	0	0		
Sieved out - Not within the settlement hierarchy										
1291	Lilac Farm (land at), Lilac Farm, Collingham LS22	Not allocated as housing		183	8.1	0	0	0		
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.										
1292	Jewitt Lane (paddock at), Collingham, LS22	Not allocated as housing		31	1.1	0	0	0		
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 slopes significantly and mature trees surround the narrow entrance to the existing dwelling on site which reduces development potential.										
1293	Harewood Road (land at), Collingham LS22	Not allocated as housing		103	4.6	0	0	0		
Green Belt Site. Site is steeply sloping. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										
1304	Larumrise (land to the west of), off Willow Lane, Clifford LS23	Not allocated as housing	y	56	2.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
1309	Linton Lane (land to the rear of) LS22	Not allocated as housing	y	92	3.5	0	0	0		
Sieved out - Not within the settlement hierarchy										
1315	Holywell Lane / Bridle Path Road (land to east of),	Not allocated as housing	y	50	2.2	0	0	0		

	Shadwell LS17									
Sieved out - Not within the settlement hierarchy										
1316	Bridle Path Road (land to north of), Shadwell, LS17	Not allocated as housing	y	33	1.2	0	0	0		
Sieved out - Not within the settlement hierarchy										
1324	Ling Lane - Stonecroft LS17 9JN	Not allocated as housing	y	22	0.8	0	0	0		
Sieved out - Not within the settlement hierarchy										
1329	Blackmoor Lane (land to north of), Bardsey, Leeds	Not allocated as housing	y	32	1.2	0	0	0		
Sieved out - Not within the settlement hierarchy										
1368	Rakehill Road (land south of), Barwick in Elmet	Not allocated as housing		71	3.1	0	0	0		
Green Belt site, adjoining the existing settlement on two sides. However, concerns regarding potential harm to the setting of the scheduled ancient monument and the conservation area. 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.										
2059	Oakhill Cottage Farm, Shadwell LS17	Not allocated as housing		363	13.8	0	0	0		
Green Belt site. The site is 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 northern boundary is connected to the existing settlement but the west and eastern boundaries are open, so the site does not relate well to the existing settlement form and is unacceptable in terms of Green Belt impact. Highway concerns regarding poor accessibility.										
2067	Thorp Arch Grange, Wetherby LS23	Not allocated as housing		16	0.6	0	0	0		
Sieved out - Not within the settlement hierarchy										
3019	Land off Whinmoor Lane Shadwell	Not allocated as housing	y	92	4.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
3020	Land at Elmete Lane Shadwell	Not allocated as housing	y	50	2.2	0	0	0		
Sieved out - Not within the settlement hierarchy										
3114	Barwick Road, Garforth	Not allocated as housing		38	1.2	0	0	0		
Green Belt site. Proposed HS2 rail route runs to the north of the site. The site is very isolated from 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 re access - route to Garforth constrained by narrow railway bridge and access to the site itself is down a narrow unadopted road. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.										
3126	Syke Lane, Scarcroft	Not allocated as housing	y	31	1.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
3127	Wetherby Road, Scarcroft	Not allocated as housing	y	114	5.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
3128	Land west of Deepdale Lane, Boston Spa	Not allocated as housing		59	2.2	0	0	0		
Green Belt site. No defensible boundary to the west of the site which could set a precedent for further sprawl. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										

3129	Moor End, Boston Spa	Not allocated as housing		65	2.5	0	0	0		
Green Belt site. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										
3130	Primrose Lane (west), Boston Spa	Not allocated as housing		96	3.7	0	0	0		
Green Belt site. Development would result in the crossing of Primrose Lane which is currently a strong defensible boundary, which could set a precedent for further sprawl which would reduce the Green Belt gap between Boston Spa and Clifford.										
3131	Primrose Lane (east), Boston Spa	Not allocated as housing		49	1.6	0	0	0		
Green Belt site. Development would result in the crossing of Primrose Lane which is currently a strong defensible boundary, which could set a precedent for further sprawl which would reduce the Green Belt gap between Boston Spa and Clifford.										
3133	Woodacre Lane (north), Bardsey	Not allocated as housing		47	1.7	0	0	0		
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.										
3135	Land south of Wetherby Race Course (adj to Race Course)	Not allocated as housing		450	17.2	0	0	0		
The site is not within Green Belt, however it is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. 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.										
3136	Land south of Wetherby Race Course, Walton Road	Not allocated as housing		898	34.2	0	0	0		
The site is not within Green Belt, but is open countryside which is currently safeguarded by rural land policy (RL1) within the UDP. 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.										
3309	Scarcroft Cottage, Wetherby Road, Scarcroft, Leeds, LS14 3HJ	Not allocated as housing	y	13	0.5	0	0	0		
Sieved out - Not within the settlement hierarchy										
3317	railway sidings at scholes	Not allocated as housing		75	3.3	0	0	0		
Green Belt site. The site is a disused railway track and is therefore linear and extends out into the Green Belt, totally unrelated to the existing settlement form. Development would create a linear island site not considered acceptable development in the Green Belt. Highways concerns regarding access.										
3322	Winnow Lane	Not allocated as housing		384	14.6	0	0	0		
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.										
3323	Land at Brandon Golf Course, Shadwell	Not allocated as housing	y	118	4.5	0	0	0		
Sieved out - Not within the settlement hierarchy										
3325	Land at Thorner Lane Leeds	Not allocated as housing		142	6.3	0	0	0		
Green Belt site. The site is set in an isolated position and does not relate to any of the nearby settlements. The site would have an unacceptable impact on the Green Belt in										

terms of unrestricted sprawl and encroachment of the countryside										
3332	High Trees School, Boston Spa	Not allocated as housing		27	0.8	0	0	0		
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 site is also protected as green space.										
3333	Land off Ling Lane, Scarcroft	Not allocated as housing	y	65	2.9	0	0	0		
Sieved out - Not within the settlement hierarchy										
3363	Mill Lane, Bardsey	Not allocated as housing	y	11	0.4	0	0	0		
Sieved out - Not within the settlement hierarchy										
3371	Sweep Farm, Wetherby	Not allocated as housing		861	32.8	0	0	0		
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.										
3375	Boundary between Green Belt and Urban Development	Not allocated as housing		45	1.7	0	0	0		
Green Belt site. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										
3429	Land off Black Moor Lane, Bardsey	Not allocated as housing	y	59	2.6	0	0	0		
Sieved out - Not within the settlement hierarchy										
3437	Parlington Estate, Aberford	Not allocated as housing	y	53	2.4	0	0	0		
Sieved out - Not within the settlement hierarchy										
3438	Aberford Road, Aberford	Not allocated as housing	y	31	1.2	0	0	0		
Sieved out - Not within the settlement hierarchy										
3448	Land off Trip Lane Linton	Not allocated as housing	y	92	4.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
3452	Land off Potterton Lane	Not allocated as housing	y	385	17.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
3453	Land off Potterton Lane	Not allocated as housing	y	46	1.7	0	0	0		
Sieved out - Not within the settlement hierarchy										
3461	Land off Tithe Barn Lane, Bardsey	Not allocated as housing	y	31	1.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
3462	Land at Clifford Moor Road, Clifford	Not allocated as housing	y	0	0.4	0	0	0		
Sieved out - below 0.4ha										
4018	Shadwell Lane	Not allocated as housing		109	4.1	0	0	0		
Green Belt site. Development of the site would significantly reduce the Green Belt gap between Leeds conurbation and Shadwell and extend the linear form of the existing built up urban area. No Highways issues raised.										

4065	Piccolino's, south of A58, Collingham	Not allocated as housing		7	0.2	0	0	0		
Site is too small. Brownfield site situated within the urban area of Collingham. Acceptable for residential development in principle.										
4079	Site of Prison Social Club, Walton Road, Wetherby	Not allocated as housing		23	0.9	0	0	0		
Sieved out - Not within the settlement hierarchy										
4096	Nidd Vale Motors, Wetherby	Not allocated as housing		15	0.4	0	0	0		
Site is being persued for alternative uses by the land owner, subject to planning permission.										
4151	Ferndale House Shadwell	Not allocated as housing	y	31	1.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
4152	Aberford Road, Bramham	Not allocated as housing		12	0.4	0	0	0		
Existing green space site. Site to be retained for green space use and is not available for development.										
4154	Wike Ridge Lane, Alwoodly	Not allocated as housing		94	3.6	0	0	0		
Green Belt site adjacent to existing residential development on two sides. Local flooding/drainage concerns. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										
4155	Land at Harewood Road, Collingham	Not allocated as housing		93	4.1	0	0	0		
Green Belt Site. The site is reliant on the development of an adjacent site to round off the settlement. Site is steeply sloping. Site is not required to meet the housing numbers due to local preference for an alternative strategic option.										
4162	Land to the rear of Woodland Gardens, Scarcroft	Not allocated as housing	y	38	1.4	0	0	0		
Sieved out - Not within the settlement hierarchy										
4163	Woodland Gardens, Scarcroft	Not allocated as housing	y	12	0.5	0	0	0		
Sieved out - Not within the settlement hierarchy										
4165	Hampson House, Bardsey	Not allocated as housing	y	11	0.4	0	0	0		
Sieved out - Not within the settlement hierarchy										
4166	Land South of Shadwell Lane	Not allocated as housing		159	6.1	0	0	0		
Green Belt site. 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.										
4170	Whinmoor Lane, Shadwell	Not allocated as housing		0	1.5	0	0	0		
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. Do not want to promote new development directly outside the East Leeds Orbital Road; this principle is established all along its route.										
4201	Land at Rose Croft, East Keswick,	Not allocated as housing	y	33	1.2	0	0	0		
Sieved out - Not within the settlement hierarchy										
4218	Thorp Arch & Boston Spa Cricket Ground	Not allocated as housing	y	39	1.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
4221	Barwick	Not allocated as housing		13	0.5	0	0	0		

Brownfield site, not within the Green Belt. Significant tree cover to the north section of the site. Access concerns.										
4229	Land behind Wyncroft Court, Barwick in Elmet	Not allocated as housing		61	2.7	0	0	0		
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.										
4234	Field & Well Opposite 4 Oaks Farm, Boston Spa	Not allocated as housing		29	0.8	0	0	0		
Site situated within consevation area. No suitable options to safely access the site										
5022	Land South Of Main Street, Shadwell LS17 8ES	Not allocated as housing	y	105	4	0	0	0		
Sieved out - Not within the settlement hierarchy										
5134	Land at Wetherby Road/Walton Road Walton	Not allocated as housing	y	270	12	0	0	0		
Sieved out - Not within the settlement hierarchy										
5154	Land north of Bramham Road Thorner	Not allocated as housing	y	92	4.1	0	0	0		
Sieved out - Not within the settlement hierarchy										
5162	Land at Whinmoor Lane Redhall	Not allocated as housing		508	19.4	0	0	0		
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.										
5163	Land at Wike Ridge Lane Slaid Hill	Not allocated as housing		129	4.9	0	0	0		
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.										
5168	Wood Farm south of Ling Lane Scarcroft	Not allocated as housing	y	778	34.6	0	0	0		
Sieved out - not within the settlement hierarchy										
CFSM033	NEB Site, Scarcroft Lodge, Scarcroft, Leeds	Not allocated for mixed use	y	0	4.8	0	0	0		
Not within the settlement hierarchy										
CFSM038	Land at Parkhouse Farm, Aberford, Leeds	Not allocated for mixed use	y	0	1.1	0	0	0		
Along with CFSM039, significant incursion into the Green Belt north of the motorway. Without site CFSM039, this site would be isolated.										
CFSM039	Land at Parlington, Aberford, Leeds	Not allocated for mixed use		0	28.4	0	0	0		
Unwarranted incursion into the greenbelt										
CFSM053	Land at Home Farm, Aberford	Not allocated for mixed use	y	0	2.2	0	0	0		
Sieved out - not within the settlement hierarchy										
HG1-29	Linton Road - Raintree Lodge, Wetherby	Identified housing (permitted)	y	4	0.5	11.5	1.24	12.74	0.16	
ref 793 site already developed										

HG1-30	Wetherby Health Centre	Identified housing (permitted)	Y	8	0.4	0	0	0		
SHLAA ref 3186 site already developed										
HG2-220	Moor End, Boston Spa	Identified housing (permitted)		9	0.6	0	0	0		
ref 103 site already developed										
HG2-223	Wike Ridge Road, Alwoodley									
HG1-43	Keswick Lane, Bardsey	Identified housing (UDP)		10	0.3	1	11.93	12.93		
Further detailed work on flood risk following the Revised Publication Draft Flood Risk Sequential and Exception Test showed that there is not enough certainty that this site can be developed safely without making flood risk worse elsewhere.										
HG2-225	Land at the Rowans, Wetherby	Not allocated		18	0.6	87.26	12.02	99.28		
Further detailed work on flood risk following the Revised Publication Draft Flood Risk Sequential and Exception Test showed that there is not enough certainty that this site can be developed safely.										
3391	Headley Hall, Bramham	Not allocated		3000	276	0	0	0		
Landowner has confirmed that the site is not available										

Sites contributing to meeting needs

Sites with low flood risk – zone 1

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites within the Outer North East HMCA are within flood zone 1. In total these sites can deliver 3,033 dwellings of the 5,000 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, to explore whether development on land of higher flood risk may be justified for allocation as insufficient housing land is available in the HMCA on land of lower flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2 SUM	SFRA 3b	SFRA RI
HG1-28	Spofforth Hill, Wetherby LS22	Identified housing (permitted)	325	15.4	0	0	0		
HG1-27	Linton Springs, Sicklinghall Road, Linton	Identified housing (permitted)	16	0.5	0	0	0		
HG1-31	Former George & Dragon, High Street, Wetherby, LS22 6LT	Identified housing (permitted)	2	0.1	0	0	0		
HG1-32	Benfield Ford, Deighton Road, Wetherby	Identified housing (permitted)	56	0.5	0	0	0		
HG1-33	Hallfield Lane Wetherby	Identified housing (permitted)	9	0.2	0	0	0		
HG1-34	Forensic Science Lab, Sandbeck Lane, Wetherby	Identified housing (permitted)	57	2	0	0	0		
HG1-35	Thorp Arch Grange, Walton Road, Thorp Arch	Identified housing (permitted)	14	0.4	0	0	0		
HG1-36	Moor End (7-14) - Boston Spa LS23 6ER	Identified housing (permitted)	9	0.6	0	0	0		
HG1-37	Churchfields, Boston Spa	Identified housing (UDP)	170	8.6	0	0	0		
HG1-38	Rear Of 134-140 High Street, Boston Spa, Wetherby, LS23 6BW	Identified housing (permitted)	6	0.2	0	0	0		
HG1-39	Church Lane (27) - St Vincents School, Boston Spa	Identified housing (permitted)	13	0.5	0	0	0		
HG1-40	201 High Street Boston Spa	Identified housing (permitted)	10	0.1	0	0	0		
HG1-41	Harewood Village Farm	Identified housing (UDP)	18	1.2	0	0	0		
HG1-45	Wetherby LS23 6HJ	Identified housing (permitted)	5	0.4	0	0	0		
HG1-46	Land To Rear Of 20-30 Syke Lane, Scarcroft, Leeds	Identified housing (permitted)	9	0.6	0	0	0		
HG1-47	Syke Lane/Moses Syke, Scarcroft	Identified housing (permitted)	11	0.7	0	0	0		
HG1-48	Wetherby Road (land to east at Castle Mona Lodge), Scarcroft	Identified housing (permitted)	11	1	0	0	0		
HG1-51	Bowcliffe Road - Bramham House, Bramham	Identified housing (UDP)	30	2.1	0	0	0		
HG1-52	Aberford Road - Bramham Lodge	Identified housing (permitted)	11	1	0	0	0		
HG1-53	Spenn Common Lane, Bramham	Identified housing (permitted)	9	0.8	0	0	0		
HG1-54	Black Horse Farm, South Approach, Aberford	Identified housing (UDP)	5	0.9	0	0	0		
HG1-55	Station Road (37-51), Scholes	Identified housing (permitted)	1	0.7	0	0	0		
HG1-56	Elmhurst, Elmwood Lane, Barwick In Elmet	Identified housing (permitted)	1	0.3	0	0	0		
HG1-57	White House Farm, Bunkers Hill, Aberford, LS25	Identified housing (permitted)	5	0.3	0	0	0		
HG2-20	Mercure Hotel, Wetherby Road, Wetherby	Housing allocation	67	1.9	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2 SUM	SFRA 3b	SFRA RI
HG2-24	Keswick Lane (land to north of), Bardsey - site of The Blessed Sacrament Church	Housing allocation	10	0.4	0	0	0		
HG2-25	Farfield House, Bramham	Housing allocation	14	0.5	0	0	0		
HG2-26	Wetherby Road - Scarcroft Lodge, Scarcroft	Housing allocation	130	5.8	0	0	0		
HG2-28	Land to the East of Belle Vue Avenue, Scholes	Housing allocation	15	0.6	0	0	0		
HG2-227	Wealston Prison	Housing allocation	142	6.3	0	0	0		
MX2-39	Parlington	Mixed use allocation	1850	114.5					
EO1-3	Park Hill Farm Park Hill Studio Walton Road Wetherby	Identified employment (permitted)		0.5	0	0	0		
EG1-8	Land at Rudgate Walton Wetherby	Identified employment (permitted)		0.7	0	0	0		
EG1-9	Units 512 & 515 Thorp Arch Trading Estate Wetherby Ls23 7bj	Identified employment (permitted)		1.6	0	0	0		
EG1-10	Holmecroft York Road Ls13 4	Identified employment (permitted)		2.3	0	0	0		
EG1-63	Avenue D Thorp Arch T E	Identified employment (UDP)		4.3	0	0	0		
EG1-64	Wighill Lane & Rudgate, Thorp Arch Ind Estate	Identified employment (UDP)		0	0	0	0		
EG1-65	Avenue D & E Thorp Arch Estate	Identified employment (UDP)		0	0	0	0		
			3033						

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.

The Sequential Test

In the Outer North East HMCA 3,033 dwellings can be achieved on sites within zone 1 flood risk, leaving 1,967 dwellings to be found from the 5,000 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. Outer North East has three such sites listed in Table 3 below, which provides a capacity of 1,920 dwellings. Deducting these from the 1,967 dwellings required means that 47 dwellings still need to be found to achieve the 5,000 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. In Outer North East there are two sites as set out in Table 4 which have a total of 21 dwellings leaving a further 26 dwellings still needed to meet the 5,000 target.

Looking next at sites with a meaningful amount of land in EA Zone 3a, these are set out in Table 5 and provide for a total capacity of dwellings of 19. This means that the core strategy target of 5,000 dwellings for the Outer North East HMCA is achieved with just a very small shortfall of 7 dwellings. Only two sites are required to be subject to the exception test.

Surface water and other sources of flooding

The City Council keeps an up-to-date record of incidents of flooding that are non-fluvial, such as flash floods from high rainfall incidents and infrastructure breakdown. The SFRA 2007 includes a map of localised flood problems (Fig B – Local Flood Incident Overview). This information was utilised as part of the individual site assessments for all of the sites being proposed for allocation in the Site Allocations Plan and the Aire Valley Area Action Plan. Where proposed sites are known to have a history of local flood incidents, appropriate site requirements are given. The Natural Resources and Waste Local Plan has a suite of policies to ensure that development is appropriately laid out and designed to deal with flood risk.

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG2-19	Land at Sandbeck Lane Wetherby	Housing allocation	165	6.3	2.03	7.22	9.25		
HG1-288	East Leeds Extension	Identified housing (UDP)	675	204.5	0.58	4.36	4.94		
HG2-226	Land to the east of Wetherby	Housing allocation	1080	47.6	2.26	9.92	12.18		
			1920						

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2 SUM	SFRA 3b	SFRA RI
HG1-49	The Biggin Great North Road Bramham	Identified housing (permitted)	7	0.1	75.63	0	75.63		
HG1-44	Woodacre Green and Bankfield (land to south), Bardsey	Identified housing (UDP)	14	1.2	42.27	3.61	45.88	1.39	
			21						

Table 5: sites with a meaningful amount of land in EA zone 3a

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2 SUM	SFRA 3b	SFRA RI
HG1-50	Bowcliffe Road Timber Yard, Bramham	Identified housing (permitted)	14	0.9	81.02	18.42	99.44	5.67	
HG1-42	First Avenue, Bardsey	Identified housing (permitted)	5	0.6	73.31	10.39	83.70	72.82	
			19						

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA has been included in the total

Exception Test

Two sites in Table 5 need to be subject to the Exception Test in the Outer North East HMCA.

OUTER NORTH EAST HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test.

For the Exception Test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 2 sites in the Outer North East HMCA which require the Exception Test to be applied. These sites are:

HG1-42 First Avenue, Bardsey
HG1-50 Bowcliffe Road Timber Yard, Bramham

Exception Test for Site HG1-42 First Avenue, Bardsey	
Flood Risk Zone: Mainly zone 3a and small area of 3b	
Proposed uses subject of Exception Test: Housing (estimated 5 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning consent.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
A Flood Risk Assessment was submitted by the developer and this was accepted by the Environment Agency, subject to the inclusion of conditions.	
Conclusion	
This site has already been developed. A flood Risk Assessment was submitted by the developer and this included a number of measures to protect the site against flooding, as well as flood mitigation to ensure that the development did not increase flood risk elsewhere.	

Exception Test for Site HG1-50 Bowcliffe Road Timber Yard, Bramham	
Flood Risk Zone: Zone 2, some zone 3a and small area of 3b	
Proposed uses subject of Exception Test: Housing (estimated 14 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	<p>Explain how: The site already has a planning consent.</p> <p>Sustainability appraisal site assessment: scores positively for re-use of brownfield land, walking distance to health facilities and accessibility to the highways network. Scores negatively for nature conservation effects and loss of agricultural land and for flood risk.</p>
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
A Flood Risk Assessment was submitted by the developer and this was accepted by the Environment Agency, subject to the inclusion of conditions.	
Conclusion	
A detailed FRA was submitted alongside the planning application demonstrating that the development will be safe and will not increase flood risk elsewhere. Site specific wording should note that the zone 3b functional floodplain part of the site must be kept open for flood storage.	

Conclusion

Site HG1 – 50 is under construction. Site HG1- 42 has a planning consent, if a new application is submitted for this site a new flood risk assessment and exception test will be required.

7. OUTER NORTH WEST

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Submission Draft Plan (CD1/1). Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage and at the Publication stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer North West HMCA 2,000 dwellings are required (3% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

The tables below have used the Environment Agency Flood Map November 2016 to establish percentages of sites falling within each flood zone.

Sites not proposed for allocation

The standard approach for each HMCA is to assess the reasoning for not allocating sites in order to make sure that there are no sites that would be better for allocation than ones that have high flood risk. In the case of Outer North West the majority of sites proposed for allocation are not in high flood risk areas. Sites not being allocated are listed in Table 1 with the reasons for non-allocation. The most common reasons for not allocating are harmful effects on the purposes of Green Belt, and isolation, with several sites “sieved out” at Issues and Options stage. The next most common suitability reasons for non-allocation include access problems and functional floodplain. Further suitability reasons include tree cover and greenspace designation. Four were rejected because of lack of availability including designations as a Natural Resources and Waste Plan site and as a UDP Park and Ride site and because of current occupation use for employment and a pub. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that have flood risk.

The next part of the assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
175	Billams Hill - former Bridge End Cattle Market, Otley	Not allocated as housing	y	276	10.5	0.09	99.91	100	99.71	
Sieved out site. Flood zone 3b (washland) on Strategic Flood Risk Assessment.										
1317	West Busk Lane (105 House and Garden), Otley LS21 3LX	Not allocated as housing		12	0.4	2.1	97.9	100		
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).										
1358	Midgley Farm, Otley	Not allocated as housing	y	668	25.4	42.64	53.63	96.27	98.48	
Sieved out site. Flood Zone 3b (washland) on Strategic Flood Risk Assessment. Minerals safeguarded site.										
1095A	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	Not allocated as housing		46	1.7	13.08	82.97	96.05	67.88	
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).										
1196	West Busk Lane (land off), Otley LS21	Not allocated as housing		198	11.3	8.21	45.49	53.7	6.29	
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. No defensible Green Belt boundary - boundaries are poorly defined. Highways concerns regarding access.										
1197	Cross Green Rugby Ground and Allotments, Otley LS21	Not allocated as housing		80	2.7	28.37	0	28.37	0.34	
Site has designation as protected playing pitches (Policy N6) and allotments (Policy N1A) in the UDP. These uses are still needed and being carried forward into the SAP.										
4160	Adel Mill, Otley Road, Adel	Not allocated as housing		285	10.9	3.57	10.84	14.41		
Green Belt site. Slightly sloping open site with agricultural use, tree lined along western boundary. Farm housing / small residential use adjoins site to the east. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl. Eastern boundary adjoins Church Lane for access.										
4153	Eccup Lane, Adel	Not allocated as housing		435	19.3	0.79	7.05	7.84		
The site has no connection to the settlement unless other sites are released. Green belt site. Development would represent sprawl to the north of the urban area extending as far as Golden Acre Park, unrelated to the existing settlement form.										
1198	Pool Road - Stephen Smith's Garden Centre (land adjoining), Otley LS21	Not allocated as housing	y	227	8.6	2.02	0	2.02	81.01	
Site sieved out. Flood zone 3b (washland) on Strategic Flood Risk Assessment.										
3022	Laurel Bank/Ivy Bank, Bradford Road	Not allocated as housing	y	194	7.4	0.11	0.33	0.44		
Site sieved out. Not within settlement hierarchy.										

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
3021	Otley Golf Course	Not allocated as housing	y	253	9.7	0.22	0.02	0.24		
Site sieved out. Not within settlement hierarchy.										
2051A	King Lane, Alwoodley LS17	Not allocated as housing		0	116.3	0	0.15	0.15	0.15	
Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. Poor accessibility, access and local network capacity.										
1036	Old Lane, Bramhope LS16	Not allocated as housing	y	13	0.5	0	0	0		
Sieved out site. Not within settlement hierarchy.										
1037	Moor Road (west of), Bramhope LS16	Not allocated as housing	y	21	0.8	0	0	0		
Site sieved out. Not within settlement hierarchy.										
1101	Weston Lane and Green Lane (land off), Otley	Not allocated as housing		66	2.5	0	0	0		
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.										
1179	Low Pasture Farm (land at), off Bradford Road, Otley	Not allocated as housing		129	4.9	0	0	0		
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.										
1204	Old Manor Farm (land at), off Old Lane, Bramhope LS16	Not allocated as housing		285	12.7	0	0	0		
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.										
2035	East Chevin Road, Otley	Not allocated as housing		54	1.5	0	0	0		
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.										
2054	Harrogate Road, Moortown LS17	Not allocated as housing		210	22.2	0	0	0		
Green belt site. Highway concerns regarding access and local network capacity. Part of site identified as Park and Ride in the UDP										
3002	Land north St Davids Road, Newall Otley	Not allocated as housing		46	1.7	0	0	0		
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.										
3025	Birdcage Walk, Otley	Not allocated as housing		41	1.3	0	0	0		
Green Belt site. Very narrow site creating ribbon development to the south side of Otley bypass. The site currently forms a landscape buffer to Otley bypass. Highways concerns; direct access to individual properties would need to be taken from Birdcage Walk, mature trees would cause difficulties in gaining visibility at entrances.										

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
3434	Green Acres Equestrian Centre and surrounding land site submission plan	Not allocated as housing		183	7	0	0	0		
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; poor accessibility, access difficult to achieve due to short frontage and dense trees.										
4159	Otley Road, Adel	Not allocated as housing		137	5.2	0	0	0		
Green Belt site. Flat open site with current agricultural use, tree lined along eastern boundary. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl.										
4161	Otley Road, Leeds	Not allocated as housing		175	6.7	0	0	0		
Green Belt site. Largely flat open site with agricultural use, tree lined along western boundary. Set to the north of existing PAS site which is currently undeveloped. Consequently no connection to settlement, the site is isolated and would result in urban sprawl. Eastern boundary adjoins Church Lane for access.										
4173	Pool Road, LS21	Not allocated as housing		281	12.5	0	0	0		
Existing factory in employment use, in an area where loss of employment is a concern. No connections with the settlement. Could come forward as a windfall site under NPPF subject to satisfying policy considerations, but not considered suitable for allocation for reasons given.										
4230	Land behind Moor Road, Bramhope	Not allocated as housing	y	16	0.6	0	0	0		
Sieved out site. Not within settlement hierarchy - unrelated to settlement and development would be contrary to overall Core Strategy approach.										
4232	Lawnswood Arms, Holt Lane, Adel	Not allocated as housing		0	0.8	0	0	0		
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 (rather it was suggested by the public). As such, the site is not considered available.										
4236	Moorcock Hill, Old Lane, Bramhope	Not allocated as housing		82	3.6	0	0	0		
Green belt site. Unrelated to settlement and development would be contrary to overall Core Strategy approach.										
4251	Land at Eccup Lane, Adel	Not allocated as housing		168	6.4	0	0	0		
Green belt site. Development would represent sprawl to the north of the urban area extending towards Golden Acre Park, unrelated to the existing settlement form.										
5006	Pool Road	Not allocated as housing		245	10.9	0	0	0		
Site is isolated within the green belt. Not suitable for development.										
5155	Land east of Moor Road Bramhope	Not allocated as housing		86	3.8	0	0	0		
Green Belt site. Whilst the site is mainly contained by the adjacent existing housing and planting, it is an indefensible boundary. Development of the site creates an incursion into the Green Belt creating an irregular boundary.										

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
1095C	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	Not allocated as housing		3	0.1	0	0	0		
Not proposed for allocation unless needed for access to site 1369.										
1095D	Old Pool Bank (land at), Pool in Wharfedale, Otley LS21	Not allocated as housing		2	0.1	0	0	0		
Not proposed for allocation unless needed for access to site 1369.										
1181A	The Sycamores (land at), Bramhope LS16	Not allocated as housing		31	2.4	0	0	0		
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.										
1181B	The Sycamores (land at), Bramhope LS16	Not allocated as housing		137	6.1	0	0	0		
Green Belt site. Development of site B 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.										
2051B	King Lane, Alwoodley LS17	Not allocated as housing		0	20.3	0	0	0		
Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re.poor accessibility, access and local network capacity.										
3360B	Cookridge Hall Golf Course (N)	Not allocated as housing		0	36.7	0	0	0		
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										
3367B	Breary Lane East, Bramhope, LS16	Not allocated as housing		94	4.2	0	0	0		
Green Belt site. The majority of the site is occupied by an extensive area of woodland so is not considered suitable for residential allocation. Could only be accessed via 3367A. Breary Lane unsuitable for access.										
5284	Land at Manor Farm, Otley Rd, Adel	Not allocated as housing		67	2.56	0	0	0		
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.										
5284	Land to south of Old Lane, Bramhope	Not allocated as housing		67	2.56	0	0	0		
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.										

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
5282	Land to south of Old Lane, Bramhope	Not allocated as housing		110	4.89	0	0	0		
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.										
5327	Land west of Chapel Hill Road, Pool-in-wharfedale	Not allocated as housing		36	1.32	0	0	0		
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 HD3-5 coming forward as a whole and delivery of Pool By-Pass.										
5276	Ideal Standard, Ilkley Rd, Otley	Not allocated as housing		65	2.18	0	0	0		
The site is mainly brownfield land on the edge of Otley with visual prominence from the 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.										
5293	Otley Road, Adel	Not allocated as housing		357	13.6	0	0	0		
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.										
CFSM035	Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ	Not allocated as housing		0	8.4	0	0	0		
Green Belt – conclusion not to allocate for employment or housing										

Sites contributing to meeting needs

Sites with low flood risk – zone 1

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites within the Outer North West HMCA are within flood zone 1. In total these sites can deliver **795** dwellings of the 2,000 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, to explore whether development on land of higher flood risk may be justified for allocation as insufficient housing land is available in the HMCA on land of lower flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
					Proportion of site within flood zone				
HG1-16	Wharfedale General Hospital, Newall Carr Road, Otley	Identified housing (permitted)	61	1.8	0	0	0		
HG1-17	Prince Henry Court, Newall Carr Road, Otley	Identified housing (permitted)	3	0.7	0	0	0		
HG1-19	The Manor House And Clitherow House, Our Lady And All Saints Church, Manor Square, Otley	Identified housing (permitted)	6	0.1	0	0	0		
HG1-20	23-5 Manor Square, Otley	Identified housing (permitted)	8	0	0	0	0		
HG1-22	Manor Garage, Leeds Road, Otley	Identified housing (permitted)	14	0.3	0	0	0		
HG1-23	The Tannery, Leeds Road, Otley, LS21 1QX	Identified housing (permitted)	10	0.3	0	0	0		
HG1-25	Creskeld Crescent (11) - Bramwood, Bramhope LS16	Identified housing (permitted)	8	1.1	0	0	0		
HG2-17	Breary Lane East, Bramhope, LS16	Housing allocation	376	19.3	0	0	0		
HG2-18	Church Lane, Adel	Housing allocation	87	15.6	0	0	0		
HG1-15	Rumplecroft, Otley	Identified housing (UDP)	135	5.2	0	0	0		
HG1-26	Church Lane, Adel LS16	Identified housing (UDP)	45	2.6	0	0	0		
HG2-13	Former Inglewood Children's Home, White Croft Garth, Otley	Housing allocation	16	0.4	0	0	0		
HG2-15	Green Acres and Equestrian Centre	Housing allocation	42	1.5	0	0	0		
HG2-16	Creskeld Lane, Bramhope - land to rear of no. 45	Housing allocation	23	1.5	0	0	0		
MX2-2	Westgate, Otley	Housing allocation with mixed uses	15	0.8	0	0	0		
EG1-7	Pool Road Otley LS21 1EG	Identified employment (permitted)		0.3	0	0	0		
			795						

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.

The Sequential Test

In the Outer North West HMCA 795 dwellings can be achieved on sites within zone 1 flood risk, leaving 1,205 dwellings to be found to meet the 2,000 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. Outer North West has one such site listed in Table 3 below, which provides a capacity of 550 dwellings. Deducting these from the 1,205 dwellings needed means that 655 dwellings still need to be found to meet the 2,000 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. In Outer North West there are two sites that have land in zone 2 as set out in Table 4. These provide for 60 dwellings which means that 60 dwellings can be deducted from the 655 dwellings needed leaving 595 dwellings still needed to meet the 2,000 target.

Looking next at sites with a meaningful amount of land in EA Zone 3a, these are set out in Table 5 and provide for a total capacity of 295 dwellings. Deducting these from the 595 dwellings still needed means that 300 dwellings still need to be found to meet the 2,000 target.

The Submission Draft Plan proposes to identify and allocate sites for housing with a shortfall of 300 dwellings in the Outer North West HMCA. Therefore, collectively the sites in flood zones EA zone 2 and 3a pass the flood risk sequential test, but the two sites in zone 3a need to be assessed individually in terms of the Exception Test.

There are two employment sites (land off Ilkley Road) with a substantial proportion of land in flood zone 3a. The sequential test for employment sites is applied over the whole district because there are no employment land requirements set for individual HMCAS or other sub-areas of Leeds. Also, employment uses are regarded as “less vulnerable” so would be preferable to housing use.

Surface water and other sources of flooding

The Outer North West HMCA experiences problems with the speed of surface water run-off during heavy rainfall events running down from the surrounding hills. The Environment Agency Map for Flood Risk from Surface Water has been used to identify any potential surface water pathways that might affect the proposed sites (see the map extract in Appendix 2), however it is essential that for all developments there is no increase in the rate of surface water run off. This requirement is applied through the Natural Resources and Waste Local Plan Policy Water 7 which also seeks for developments to use sustainable drainage wherever practicable.

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
					Proportion of site within flood zone				
MX1-26	Otley (east of)	Identified housing & employment (UDP)	550	30.9	0.39	0	0.39	1.93	

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 3b	RI
HG1-21	Development Engineering Services, Ilkley Road, Otley	Identified housing (permitted)	12	0.3	32.44	0.04	32.48		
HG1-18	Bridge Street - All Saints Mill, Otley LS21 1BQ	Identified housing (permitted)	48	0.5	94.34	0	94.34		
			60						

Table 5: sites with a meaningful amount of land in EA Zone 3a

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 3b	RI
MX1-1	Mill Lane - Garnetts Paper Mill, Otley	Identified mixed use (permitted)	245	9.3	43.14	53.68	96.82	21.29	
MX2-1	Westgate - Ashfield Works, Otley (note housing capacity has been significantly reduced since the Publication Draft Plan)	Housing allocation with mixed uses	50	1.9	0.39	11.97	12.36	0.03	
EG2-2	Land off Ilkley Road, Otley, Leeds	Employment allocation (general)		0.5	82.08	17.92	100	10.38	
EG2-3	Land off Ilkley Road, Otley, Leeds	Employment allocation (general)		0.5	26.66	73.34	100	3.2	
			295						

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA has been included in the total

Exception Test

Two housing sites at Garnetts Paper Mill, Otley and at Westgate, Ashfield Works, Otley need to be subject to the Exception Test in the Outer North West HMCA.

OUTER NORTH WEST HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test.

For the Exception Test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk; and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 2 sites in the Outer North West HMCA which require the Exception Test to be applied. These sites are:

MX1-1 Mill Lane – Garnetts Paper Mill, Otley
MX2-1 Westgate - Ashfield Works, Otley

Exception Test for Site MX1-1 Mill Lane – Garnetts Paper Mill, Otley	
Flood Risk Zone: Zone 2, some zone 3a and 3b	
Proposed uses subject of Exception Test: Housing (245 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning permission.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none">• This site is currently under development – see Planning Approval 09/04881/OT and reserved matters 09/04287/RM.• A flood Risk Assessment was submitted by the developer and this was accepted by the Environment Agency, subject to the inclusion of conditions.• The developer has subsequently submitted a report prepared by JBA entitled: Garnett's Paper Mill Otley: Discharge of Flood Related Planning Conditions, Final Report, dated July 2010. (The report is available to view on LCC's planning portal, under planning application 14/00950/FU).• The flood mitigation measures at the site include: locating buildings on the higher ground within the site, raising floor levels above the 100 year flood level + freeboard, providing compensatory flood plain storage, provision of a flood relief channel through the rear of the site, and providing surface water attenuation storage to limit the rate of run-off from the site, post-development.• Occupants of the site will be able to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. The Eastern access road will be built above the 100 yr flood level to provide a safe means of access / egress during flood conditions.• Although these sites have been combined it is useful to consider them separately because the site	

ref. 210 is located almost entirely within FZ1.

- Nevertheless, any re-development of site 210 will require a Flood Risk Assessment and provided that a sequential approach is taken to the site layout there should be no reason for any buildings to be located within FZ2 or FZ3.
- If necessary the floor levels of buildings within site 210 should be raised above the 100 year flood level + freeboard.
- As site 210 is located on the edge of the flood plain, it will possible for people to evacuate the site onto higher land, immediately adjacent to the site, should it be necessary during exceptional flooding.
- Site (125) is located adjacent to Sheepscar Beck, which enters the site in the SW corner then runs in culvert adjacent to the Western boundary under the site.
- The EA mapping indicates about 40% is in FZ3.
- Any development of this site would need to be accompanied with a Flood Risk Assessment and should incorporate such measures as: no building over the line of the culvert, including a suitable stand-off distance, raised floor levels above the 100 yr flood level + freeboard level, as per LCC's Minimum Development Control Standards, a sequential approach to the layout of the site to avoid building within the floodplain, unless an appropriate form of building is used: for example car parking at ground floor level and accommodation at 1st floor level and above.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- Given that the flood plain does not extend into the North of the site, it will be possible to easily evacuate to a safe place of refuge within the site, should this be necessary, during exceedance events.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

This site already has planning permission for which flood risk would have been a consideration.

Exception Test for Site MX2 – 1 Westgate - Ashfield Works, Otley

Flood Risk Zone: Zone 1, 2 and 3a

Proposed uses subject of Exception Test: Mixed Use

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	The allocation of this site represents re-ue of brownfield land. The site is closely related to the centre of Otley and close to all the services and facilities there. It is also close to public transport.
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

It should be possible for the layout of this site to avoid placing any built development in flood zones 2 or 3. Therefore the allocation should have a site requirement to specify that any buildings are to be located with FZ1, or at least 8m from the top of the river bank, whichever is the greater.

Conclusion

The site can be developed in a way that avoids the flood risk zone using a sequential approach to the layout of the site.

8. OUTER SOUTH

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Submission Draft Plan(CD1/1). Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage and at the Publication stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer South HMCA 2,600 dwellings are required (4% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

The tables below have used the Environment Agency Flood Map November 2016 to establish percentages of sites falling within each flood zone.

Sites not proposed for allocation

Sites considered through the Issues and Options and Publication Draft stages of plan preparation but that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. Many sites sit outside of Leeds’ Settlement Hierarchy so are not sustainable; others posed unacceptable harm in terms of impact on the Green Belt or other interests of importance. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of the site area in flood zones EA2 and/or EA3 are listed first. The remainder of the sites not being allocated have low or no flood risk. In the case of the Outer South HMCA, the reason for the sites not being allocated in low/zero flood risk (Zone EA1 or inconsequential amounts of Zones EA2 and 3) is that they are no longer available for development. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

The next part of the assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
						Proportion of site within flood zone				
1225A	Pinfold Lane (land west of), Mickletown	Not allocated as housing		471	20.9	46.6	50.08	96.68		
Suffiecient PAS elsewhere in other HMCAs and also conflicts with Natural Resources and Waste Local Plan.										
1223	Watergate (land north of), Methley	Not allocated as housing		168	7.4	2.49	93.99	96.48		
Green Belt site. Large site, could set precedent for further sprawl if developed. Highways concerns raised over accessibility.										
1225B	Pinfold Lane (land west of), Mickletown	Not allocated as housing		586	26	29.7	63.63	93.33		
Green Belt site. Large site not in keeping with the surrounding urban area and settlement pattern of Methley. Development would cause merging of Mickletown with Methley.										
2107A	Fleet Lane, Woodlesford, LS26	Not allocated as housing		164	6.2	18.8 8	31.28	50.16	11.11	
Green Belt site. Development would constitute urban sprawl, unrelated to the existing settlement. Highways concerns: no highway frontage and poor accessibility. Site would be affected by HS2 rail line proposals.										
2107B	Fleet Lane, Woodlesford, LS26	Not allocated as housing		178	6.8	1.52	43.91	45.43	18.98	
Green Belt site. Development would constitute urban sprawl, unrelated to the existing settlement. Highways concerns: no highway frontage and poor accessibility. A large part of the site is heavily wooded. Site would be affected by HS2 rail line proposals.										
4222D	Land between Fleet Lane & Methley Lane Oulton	Not allocated as housing		184	7	0.75	10.14	10.89		
Greenbelt Site. Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.										
3465	Leadwell Lane, Rothwell	Not allocated as housing	y	33	1.1	2.44	5.96	8.4		
Not within Settlement Hierarchy.										
1050	Westfield Road (land off), Robin Hood, near Rothwell WF3	Not allocated as housing		129	5.7	0.32	3.56	3.88		
Green Belt site. The site proposed is large in scale and does not connect well to the built up area. Development on this site would result in significant sprawl into the Green Belt in relation to the size of the settlement.										
2104	Leeds Road, Lofthouse WF3	Not allocated as housing		0	11.8	0	0.47	0.47		
Green Belt site. Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt. There is a Local Nature Area in the northern section. The southern section is also reserved for a potential new school site in the existing UDP. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.										
1006	Wakefield Road , Rothwell	Not allocated as housing	y	59	2.3	0	0	0		

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
Site not within the settlement hierarchy.										
1030	Green Lane, Lofthouse, Wakefield (known as Pymont Farm)	Not allocated as housing		70	3.1	0	0	0		
Sieved out Green Belt site. The site has links to the urban area. Access would need to be provided through an existing dwelling, as the southern access is not wide enough. There is also a pylon in the centre of the southern field which would restrict development potential in this area.										
1249	Junction 30 M62 (land off), Rothwell and Oulton LS26	Not allocated as housing	y	1885	83.8	0	0	0		
Large Greenbelt Site. Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.										
1259A	Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 OJY	Not allocated as housing		139	5.3	0	0	0		
Green Belt site. Land to the north of Rothwell. The site does not relate to the existing settlement pattern and development would constitute urban sprawl.										
1335	Mill Pit Lane, Rothwell LS26	Not allocated as housing		125	4.9	0	0	0		
Green Belt site to the north of Rothwell. Development would be unrelated to the existing settlement pattern and constitute urban sprawl.										
1355	Wood Lane (r/o 26-32), Rothwell	Not allocated as housing		32	0.7	0	0	0		
Green Belt site, conservation area, an area of proposed open space (N5 on the existing UDP, see also greenspace section page 21, question G8) and a local nature area. An ancient monument is situated to the south west of site.										
1365B	Swithens Lane, Rothwell, Leeds LS26 OBS	Not allocated as housing		122	6.6	0	0	0		
Green Belt site. Development would be unrelated to the existing settlement pattern and set a precedent for sprawl.										
2103	Copley Lane Allotments, Robin Hood WF3	Not allocated as housing		14	0.5	0	0	0		
The site covers the northern section of protected allotment (N1A) land on the UDP. As such housing development is not considered to be appropriate. Highway concerns re access. See also greenspace section, page 22, question G9.										
2110	Rothwell Sports Centre, Oulton LS26	Not allocated as housing	y	208	7.9	0	0	0		
Site not in Settlement Hierarchy.										
3012	Iveridge Hall, Oulton	Not allocated as housing	y	29	1.1	0	0	0		
Not within Settlement Hierarchy.										
3080	Wood Lane, Rothwell	Not allocated as housing		35	1.1	0	0	0		
Green Belt site. Isolated site, unrelated to the existing settlement pattern. Development could set a precedent for urban sprawl.										
3081A	Robin Hood West	Not allocated as housing		0	14.2	0	0	0		
Site is not required to meet the housing numbers due to local preference for alternative sites. There is a possibility for a 2FE primary school on the site.										
3084	Cemetery Lane, Lofthouse	Not allocated as housing		156	6.9	0	0	0		
Green Belt site. Not connected to the urban area, no defensible boundary. Development would constitute urban sprawl.										

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
3085	308 Leeds Road, WF3	Not allocated as housing		234	10.4	0	0	0		
Greenbelt Site, potential for further sprawl to the north.										
3093	Eshald Lane, Woodlesford	Not allocated as housing		41	1.3	0	0	0		
Green Belt site adjacent to N1 greenspace on the existing UDP. No definable 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.										
3318	Land off Wood Lane	Not allocated as housing		48	1.6	0	0	0		
Protected allotment (N1A) land on the existing UDP.										
3444	Wood Lane Allotments, Rothwell, Leeds	Not allocated as housing		15	0.5	0	0	0		
Protected allotment (N1A) land on the existing UDP.										
3445B	Land at Leadwell Lane, Robin Hood	Not allocated as housing		111	4.2	0	0	0		
Green Belt site, unrelated to the existing settlement pattern. Development would reduce the Green Belt gap between Rothwell and Robin Hood.										
4171	Rothwell 4x4 Centre, Wakefield Road	Not allocated as housing		424	16.1	0	0	0		
Large Greenbelt Site. Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.										
4231	Wakefield Road, Rothwell	Not allocated as housing	y	62	2	0	0	0		
Site not within the settlement hierarchy.										
5153	Land south of Barnsdale Road Methley	Not allocated as housing		85	3.8	0	0	0		
Greenbelt Site. Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.										
5254	Leeds Road, Lofthouse	Not allocated as housing		136	6	0	0	0		
Green Belt site. The site lies on the border with Wakefield. Development would significantly reduce the Green Belt between Lofthouse and Wakefield. Furthermore, the site contributes to the wider rural setting separating Leeds and Wakefield.										
5258	Manheim Auctions, Rothwell	Not allocated as housing		303	10.1	0	0	0		
The site is in active employment Assessment summary use. Not available.										
5262	Ouzlewell Green, Lofthouse	Not allocated as housing		30	1.1	0	0	0		
The site is in active employment Assessment summary use. Not available.										
5266	Land off Leeds Road and West Gate Lane, Lofthouse	Not allocated as housing		49	1.8	0	0	0		
Green Belt site. The site performs an important role in helping maintain a degree of physical separation between Lofthouse and Wakefield, and, in a wider context, Leeds and Wakefield. Development would result in the loss of the rural character.										
5279	Rothwell Haigh	Not allocated as housing		540	20.6	0	0	0		
In active employment use. Not available.										
5299	Land north of Mill Pitt Lane and south of M1, Rothwell Haigh	Not allocated as housing		1249	47.6	0	0	0		

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
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.										
5301	Quarry Hill, Oulton	Not allocated as housing		48	1.3	0	0	0		
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.										
5302	The Grange, opposite 'jaw bones' junction, Wakefield Road, Rothwell	Not allocated as housing		227	8.6	0	0	0		
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.										
5317	3 Wakefield Road, Rothwell	Not allocated as housing		167	6.4	0	0	0		
The site is in active use as a Sports Centre. Not available.										
5340	Land at Brook Farm, Ouzlewell Green	Not allocated as housing			6.2					
Site performs green belt function of preventing urban sprawl.										
HG1 - 401 (site 498)	Pottery Lane, Woodlesford	Not allocated as housing		41	1.4	6.35	87.06	93.41	66.67	
Site no longer identified for housing use because it did not pass the flood risk exception test in the Publication Draft Flood Risk Sequential and Exception Test Background Paper as the site is predominantly functional floodplain.										
HG1- 414	Main Street, Mickletown	Not allocated as housing		10	0.3	7.8	92.2	100		
Site no longer identified for housing use because it did not pass the flood risk exception test in the Publication Draft Flood Risk Sequential and Exception Test Background Paper										

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

Sites contributing to meeting needs

Sites with low flood risk – zone 1

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites within the Outer South HMCA are within flood zone 1. In total these sites can deliver 1876 dwellings of the 2,600 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that although the Outer South HMCA experiences flood risk from two rivers – the Aire and the Calder, development on land of higher flood risk may be justified for allocation as insufficient housing land is available in the HMCA on land of lower flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
					Proportion of site within flood zone				
HG1-397	Woodland Hotel, Wood Lane, Rothwell, Leeds LS26 0ph	Identified housing (permitted)	12	0.4	0	0	0		
HG1-399	Former White Hart Hotel, 40 Church Street, Woodlesford, Leeds	Identified housing (permitted)	7	0.2	0	0	0		
HG1-402	The Chapel, Calverley Road, Oulton	Identified housing (permitted)	8	0.1	0	0	0		
HG1-404	Marsh Street, Rothwell	Identified housing (permitted)	6	0	0	0	0		
HG1-405	Swithin Street Rothwell	Identified housing (permitted)	8	0.1	0	0	0		
HG1-406	Royds Lane (land off), Rothwell	Identified housing (permitted)	90	3.7	0	0	0		
HG1-407	China Red Dragon, 3 Wakefield Road, Oulton	Identified housing (permitted)	74	0.6	0	0	0		
HG1-408	Sharp Lane, Robin Hood	Identified housing (permitted)	9	0.3	0	0	0		
HG1-409	Land At Shayfield Lane, Carlton, WF3	Identified housing (permitted)	14	0.7	0	0	0		
HG1-410	Main Street, Carlton	Identified housing (UDP)	15	0.5	0	0	0		
HG1-411	Royds Green - Royds Green Farm, Oulton LS26 8EZ	Identified housing (permitted)	7	1.2	0	0	0		
HG1-412	Mickletown Road Methley	Identified housing (permitted)	6	0.3	0	0	0		
HG1-413	Mickletown Road Methley	Identified housing (permitted)	220	9.5	0.8	0	0.8		
HG1-418	Leeds Road - Lofthouse Hall, Lofthouse WF3	Identified housing (permitted)	8	2.9	0	0	0		
HG1-494	Oulton Hall, Rothwell	Housing allocation (permitted)	5	0.2	0	0	0		
HG2-173	Haighside Rothwell	Housing allocation	578	22	0	0	0		
HG2-174	Wood Lane - Rothwell Garden Centre LS26	Housing allocation	52	3.2	0	0	0		
HG2-175	Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY	Housing allocation	222	8.1	0	0	0		
HG2-176	Windlesford Green Hostel, Woodlesford	Housing allocation	26	0.7	0	0	0		
HG2-179	Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT	Housing allocation	40	1.3	0	0	0		
HG2-181	Land at Leadwell Lane, Robin Hood	Housing allocation	60	2.3	0	0	0		
HG2-182	Main Street and Pitfield Road, Carlton, Wakefield	Housing allocation	36	1.1	0	0	0		
HG2-183	Swithens Lane, Rothwell, Leeds LS26 0BS	Housing allocation	85	3.2	0	0	0		
HG2-184	Westgate Lane, Lofthouse	Housing allocation	50	1.1	0	0	0		
HG2-185	Church Farm Lofthouse	Housing allocation	188	8.9	0	0.01	0.01		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
MX2-14	Aberford Road (77/79), Oulton LS26 8HS	Housing allocation with mixed uses	50	1.3	0	0	0		
			1876						

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.

The Sequential Test

In the Outer South HMCA 1,876 dwellings can be achieved on sites within zone 1 flood risk, leaving 724 dwellings to be found to meet the 2,600 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. These sites are listed in Table 3 below, which provides a capacity of 443 dwellings. Deducting these from the 724 dwellings means that 281 dwellings still need to be found to meet the 2,600 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. In Outer South there is one site as set out in Table 4 allowing 12 dwellings to be deducted from the 281 leaving 269 dwellings still needed to meet the 2,600 target.

Looking next at sites with a meaningful amount of land in EA Zone 3a, these are set out in Table 5 and provide for a total capacity of 103 dwellings. Deducting these from the 269 dwellings means that 166 dwellings still need to be found to meet the 2,600 target. This means that there is a shortfall in the Outer South HMCA.

Collectively sites assessed in Tables 3, 4 and 5 pass the flood risk sequential test, but need to be assessed individually in terms of the Exception Test. However the Pottery Lane site did not pass the exception test in the Publication Draft flood risk background paper because it is predominantly functional floodplain and therefore has not been progressed as an identified housing site in the Submission Draft Plan. Site HG1-414 Main Street, Mickletown has also not been progressed as an identified housing site because it did not pass the exceptions test in the Publication Draft flood risk background paper.

Surface water and other sources of flooding

The Environment Agency Map for Flood Risk from Surface Water has been used to identify any potential surface water pathways that might affect the proposed sites (see the map extract in Appendix 2), however it is essential that for all developments there is no increase in the rate of surface water run off. This requirement is applied through the Natural Resources and Waste Local Plan Policy Water 7 which also seeks for developments to use sustainable drainage wherever practicable.

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-403	Fleet Lane (land off), Oulton	Identified housing (permitted)	77	3.4	2.32	12.59	14.91		
HG2-180	Land between Fleet Lane & Methley Lane Oulton	Housing allocation	322	14.9	1.3	8.09	9.39		
HG2-177	Alma Villas (site at), Woodlesford, LS26 8PW	Housing allocation	12	0.7	2.58	0	2.58		
HG1-400	Aberford Road, Woodlesford	Identified housing (UDP)	32	3.2	1.48	7.18	8.66		
			443						

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-417	Little Church Lane, Methley Infants School, Methley	Identified housing (permitted)	12	1.7	100	0	100		
			12						

Table 5: sites with a meaningful amount of land in EA Zone 3a

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-415	Main Street, former Bay Horse Public House, Methley	Identified housing (permitted)	2	0.5	0	100	100		
HG1-416	Pinfold Lane, Methley WMC, Methley	Identified housing (permitted)	6	0.5	0	79.04	79.04		
HG2-178	Aberford Road - site of Glenoit and Minerva Mills, Oulton	Housing allocation	70	2.3	5.43	84.28	89.71	1.35	
HG2-186	Main Street, Hunts Farm, Methley	Housing allocation	25	1.2	3.39	53.66	57.05		
			103						

Exception Test

The sites with land in flood risk zone 3a (listed in Table 5) which pass the sequential test, need to be subject to the Exception Test. Site HG1-401 Pottery Lane, Woodlesford is in the functional floodplain and has not therefore been progressed. Site HG1-414 Main Street, Mickletown has also not been progressed because it did not pass the exception test in the Publication Draft Flood Risk Background Paper.

OUTER SOUTH HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test.

For the Exception Test to be passed:

- 1 It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk; and
- 2 A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 4 sites out of a total of 37 sites in the Outer South HMCA which require the Exception Test to be applied . These sites are:

HG2-178	Aberford Road - site of Glenoit and Minerva Mills, Oulton
HG2-186	Main Street, Hunts Farm, Methley
HG1-415	Main Street, former Bay Horse Public House, Methley
HG1-416	Pinfold Lane, Methley WMC, Methley

Exception Test for Site HG2-178 Aberford Road - site of Glenoit and Minerva Mills, Oulton	
Flood Risk Zone: 3a and 2	
Proposed uses subject of Exception Test: Housing (estimated 90 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: This is a cleared brownfield site located within Woodlesford which is part of Rothwell, defined as a major settlement in the Core Strategy. It was a former paint factory that closed in 1987 and was then used as a distribution centre. After the employment use ceased the site was cleared and has been vacant since then. Housing use on this site would help to bring the site back into use and assist in the regeneration of derelict land. The site relates well to the existing residential area and is close to the local facilities of Woodlesford and the shopping and leisure facilities of Rothwell. The Aire and Calder Navigation forms a strong boundary to the north east. The site is accessible by both bus and train from the station nearby at Woodlesford. These factors make it a sustainable location for housing development. Sustainability appraisal site assessment: Scores negative for flood risk. Generally positive scores for housing provision, reusing brownfield land, remediation of contaminated land and access to the highway network.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The EA Flood Map indicates that the majority of the site is located within Flood Zones 3A and 2.
- Any flooding is likely to be of short duration, (less than 12 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below explain how the flood risk will be reduced in order to make the site safe for its users.
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found immediately adjacent to the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe and will not increase flood risk elsewhere, the proposed housing use on site HG2-178 is considered to have passed the Exception Test.

Exception Test for Site HG2-186 Main Street, Hunts Farm, Methley**Flood Risk Zone: 3a and 2****Proposed uses subject of Exception Test: Housing (estimated 25 units)****A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Explain how:**

The site is currently a mixture of used and un-used agricultural buildings in various states of repair. Development would improve the appearance of the site. The site has an outline planning consent for residential development. A significant contribution (circa £1m) from the Bank's development site at Station Road, Methley has been given to pay for flood alleviation works within the locality. This includes a scheme that will defend the Hunt's Farm site to the 1 in 100 year standard.

The site is within the settlement of Methley which is defined as a smaller settlement in the Core Strategy settlement hierarchy. This is because it meets the criteria of having a population of over 1,500, a primary school and a convenience store or pub. As a smaller settlement the village is expected to accommodate a small percentage of the growth planned for the Outer South HMCA. Hunts Farm provides an opportunity for rounding off of development within the village. It is unclear whether this site is classed as greenfield or brownfield. In the sustainability appraisal it is described as an 'existing, unattractive brownfield site', in the post Issues and Options Summary it is described as greenfield. It is an existing UDP commitment and this status has enabled an outline consent to be given despite conflicts with flood risk policy.

Sustainability appraisal site assessment: Scores double negative for loss of grade 1, 2 or 3 agricultural land. Scores negative for loss of employment use and because the site is outside the accessibility zone for primary and secondary education. Scores negative for biodiversity and flood risk. Scores positive for housing provision, close to the facilities of the city centre and re-use of land. Scores double positive for access to the highway network.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The EA Flood Map indicates that the site is located within Flood Zones 3A and 2.
- LCC has a scheme in its capital programme to defend this site up to the 1 in 100 year standard.
- Any flooding could be long duration, (greater than 24 hours), because the adjacent washland relies on a pumping station to evacuate the flood water.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Main Street, about 200m from the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards.

- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, development would have to comply with current SuDS policy which requires that surface water run-off rates should not exceed the 'greenfield' run off rate.

Conclusion

Methley is a small settlement and therefore some residential use is appropriate however local facilities are limited and this site has poor access to primary and secondary schools. The sustainability of the site for housing use is tenuous however a programme of flood defence works is taking place which includes defence for this site. Given the heavy reliance on flood defence to improve the sustainability of the site, it is important that adequate maintenance arrangements are in place for the defence to ensure that flood risk can be mitigated for the lifetime of the development.

There are some sustainability benefits to the allocation of this site in terms of tidying up previously developed land.

The site specific requirements for this site should include a reference to the need for the flood defence to be completed and adequate maintenance arrangements for the defence to be in place. They should also require an FRA to be submitted alongside detailed development proposals to demonstrate that the development will be safe and will not increase flood risk elsewhere. As part of the site is in zone 2 and part in zone 3a, a sequential approach should be taken to the layout of the site – to attempt to avoid locating the built development in the most risky parts of the site.

Exception Test for Site HG1-415 Main Street, former Bay Horse Public House, Methley**Flood Risk Zone: 3a and 2****Proposed uses subject of Exception Test:** Housing (estimated 22 units)**A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Explain how:**

The site is within the settlement of Methley which is defined as a smaller settlement in the Core Strategy settlement hierarchy. This is because it meets the criteria of having a population of over 1,500, a primary school and a convenience store or pub. As a smaller settlement the village is expected to accommodate a small percentage of the growth planned for the Outer South HMCA. The site is a central location within the village and provides re-use of a brownfield site. These factors make the site a good location for housing development; however the long term sustainability in terms of flood risk is dependent on the implementation of a flood defence to defend the site to the 1 in 100 year standard. The site requirements for this site should include a reference to the need for the flood defence to be completed and for adequate maintenance arrangements to be in place for the defence to ensure that flood risk can be mitigated for the lifetime of the development.

Sustainability appraisal site assessment: Not assessed, however the site is brownfield.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The EA Flood Map indicates that the site is located within Flood Zones 3A and 2.
- LCC has a scheme in its capital programme to defend this site up to the 1 in 100 year standard.
- Any flooding could be long duration, (greater than 24 hours), because the adjacent washland relies on a pumping station to evacuate the flood water.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
- The EA have a flood warning service which covers this area. In the event of flooding it will be possible to provide at least 2 hours advance warning, probably much longer for extreme events.
- Occupants of the site will be encouraged to sign up to the EA's Flood Warning Service. This will provide sufficient advance warning to enable the site to be evacuated, if necessary, for very extreme events. Higher ground can be found on Station Road, about 200m from the site.
- Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
- Floor levels should be raised above the 100 year flood level as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere.

Conclusion

The site is brownfield land which improves its overall sustainability score. The site already has a planning consent and construction is almost complete.

The site requirements for this site should include a reference to the need for the flood defence to be completed and for adequate maintenance arrangements to be in place for the defence to ensure that flood risk can be mitigated for the lifetime of the development.

Exception Test for Site HG1-416 Pinfold Lane, Methley WMC, Methley

Flood Risk Zone: 3a

Proposed uses subject of Exception Test: Housing (estimated 6 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

The November 2016 Flood Map shows a significant increase in flood risk since planning permission was granted for this site. The site was considered to be in flood zone 1 at the time of the consent but is now in zone 3a, however the permission has been implemented and construction is nearing completion.

B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

An FRA has not been provided for this site because it was in flood zone 1 at the time of the consent but is now in flood zone 3a. However the consent has been implemented.

Conclusion

The planning consent for this site has already been implemented.

Conclusions

Site HG2-178 Aberford Road - site of Glenoit and Minerva Mills, Oulton passes the Exception Test, however site specific criteria should require a detailed FRA and require a sequential approach to be taken to the layout of the site so that the built development is in the least risky parts of the site.

Site HG2-186 Main Street, Hunts Farm, Methley does not have a clear list of sustainability benefits that outweigh flood risk, therefore it is difficult to conclude that it has passed the Exception Test. However the site has a planning consent and a flood defence is programmed that will provide mitigation for flood risk. It appears that the site is a mixture of both brownfield and greenfield land. It is recommended that if the site is taken forward in the Site Allocations Plan then this must be conditional upon the completion of the flood defence AND adequate maintenance arrangements being in place for the defence in the long term. A flood risk assessment is required and a sequential approach must be taken to the layout of the site so that the built development is in the least risky parts of the site.

Site HG1-415 Main Street, former Bay Horse Public House, Methley provides re-use of a derelict brownfield site in a central location in the village and as such is considered to provide sustainability benefits that outweigh flood risk, as such it passes the Exception Test. Site specific criteria should require completion of the flood defence and adequate maintenance of the defence.

Site HG1-416 Methley WMC, Pinfold Lane, Methley, planning consent for this site has already been implemented.

9. OUTER SOUTH EAST

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Submission Draft Plan (CD1/1). Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage and at the Publication stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer South East HMCA 4,600 dwellings are required (7% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

The tables below have used the Environment Agency Flood Map November 2016 to establish percentages of sites falling within each flood zone.

Sites not proposed for allocation

The standard approach for each HMCA is to assess the reasoning for not allocating sites in order to make sure that there are no sites that would be better for allocation than ones that have high flood risk. In the case of Outer South East there are no sites proposed that have high flood risk, so this exercise is not strictly necessary. Nevertheless, for completeness sites not being allocated are listed in Table 1 with the reasons for non-allocation. The most common reasons for not allocating are sprawl into the green belt, coalescence of settlement and isolation, with several sites “sieved out” at Issues and Options stage. The next most common suitability reasons for non-allocation include access problems and designation as greenspace. Further suitability reasons include blight from HS2, tree cover, ecology and steep slopes. None were rejected because of lack of availability. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

The next part of this assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
3450	Land to the north of Station Road, Kippax/Great Preston	Not allocated as housing		326	12.4	1.2	28.63	29.83		
Greenfield site separating Great Preston and Kippax. Housing on three sides and fields to north. Development of the site would lead to complete merging of Kippax and Great Preston.										
1007	Selby Road (land south of), Garforth	Not allocated as housing		133	5.9	3.45	10.71	14.16		
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.										
1149B	Park Lane / Doctor's Lane (land off), Allerton Bywater	Not allocated as housing		277	12.3	0.92	2.29	3.21		
Site 1149 at Issues and Options stage contained an area of Green Belt to the south and existing PAS to the north, but site now split so that 1149B is the Green Belt part only. Site bounded by trees, containing agricultural fields and a small area of car park hardstanding. Could constitute rounding off of the settlement with defensible boundaries. However, concern at the scale of the site (plus 1149A which would be required) in relation to the size of Allerton Bywater. As 1149A retained for PAS, determined not to allocate as no need to increase size of PAS larger in this location and on balance are better sites for development elsewhere.										
3106	Selby Road, Swillington	Not allocated as housing		1916	82.4	0.14	1.89	2.03		
Green Belt site which 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. Preventing the coalescence of settlements is one of the purposes of Green Belts. The site has no existing defensible boundaries. The western part of site is affected by the proposed HS2 rail route.										
3117	Selby Road, Garforth	Not allocated as housing		40	1.3	0.41	0.31	0.72		
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 exiting settlement. There is no road frontage to the site for access. A large portion of the site is covered with trees.										
3096	King Edward Avenue, Allerton Bywater	Not allocated as housing		76	3.4	0.38	0	0.38		
Green Belt site which 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 of the site.										
3116	Pit Lane, Micklefield	Not allocated as housing		127	5.7	0.04	0.11	0.15		
Green Belt site which relates poorly to settlement, only connected partially on one side and high potential for further sprawl. It is adjacent to a school and therefore at this time cannot state with certainty that it won't be needed for a school expansion. Highways concerns over access.										
352	Swillington Lane (land on west side of), Swillington	Not allocated as housing		24	0.9	0	0	0		
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.										
1004	Kennet Lane (land to north of), Garforth	Not allocated as housing		65	3.2	0	0	0		

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
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.										
1013	Goody Cross Lane (land to the south of), Little Preston	Not allocated as housing		100	1.2	0	0	0		
Green Belt site between Swillington and Little Preston. As submitted the site has no access to the adopted highway - the inclusion of the commercial unit to the north would provide access. Green Belt site between Swillington and Little Preston, would significantly reduce the green belt gap.										
1044	Wakefield Road and Barrowby Lane, Garforth	Not allocated as housing		575	21.9	0	0	0		
Green Belt site. No longer identified as needed for a potential extension of the town centre which means less need for a site in this location. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.										
1100	Wakefield Road - Clearview Farm, Garforth LS25	Not allocated as housing		47	3.6	0	0	0		
Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping 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 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.										
1165	Barwick Road (land north of), Garforth	Not allocated as housing		253	9.7	0	0	0		
Green Belt site. The site in isolation 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 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.										
1169	Hall Farm Road (paddock to the rear of), Micklefield LS25	Not allocated as housing		27	1	0	0	0		
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 has been made to secure the provision of the tree belt. This CPO was won through an inquiry held in April 2013.										
1173	Honeysuckle Close (adjacent to), Micklefield (land to south of)	Not allocated as housing		124	8.3	0	0	0		
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.										
1175B	Brigshaw Lane (land to east of), Kippax	Not allocated as housing		32	1	0	0	0		
Green Belt site and a protected Site of Ecological and Geological Importance (SEGI) on the existing UDP and West Yorkshire Ecology have objected to its potential development.										
1226	Nanny Goat Lane (land north of) and adjacent to M1, Garforth LS25	Not allocated as housing		457	17.4	0	0	0		
Green Belt site. The site in isolation would have an unacceptable impact on the Green Belt in terms of sprawl and safeguarding the countryside from encroachment. The										

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
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 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.										
1232A	Stourton Grange Farm North, Selby Road - Ridge Road, Garforth	Not allocated as housing		3616	137.7	0	0	0		
Green Belt. Very large site, has been split from former single site at Issues and Options into 1232A north of railway, and 1232B south of railway. 1232B incorporates sites 1244 and 3110 and area reduced (including build out rates in the plan period). North portion 1232A not as favoured as 1232B through local preference. It is closer to HS2, and smaller gap between it and Micklefield so more impact on the green belt.										
1237	Astley Lane (land to the north and east of), Swillington,	Not allocated as housing		137	6.2	0	0	0		
Green Belt site to the south of Swillington. Although the site 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 re poor accessibility.										
1269	Pit Lane and Roman Road (land between), Micklefield	Not allocated as housing		621	27.7	0	0	0		
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 re poor accessibility.										
1270	Pit Lane and The Crescent (land between), Micklefield	Not allocated as housing		333	14.8	0	0	0		
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.										
1276	Newfield Lane - land at Manor House Farm, Ledsham	Not allocated as housing	y	20	0.7	0	0	0		
'Sieved out' site at Issues and Options. It would significantly extend out from the settlement and not be well proportioned to the existing boundaries. It would also be a large increase compared to the size of Ledsham which has minimal facilities and is not within the settlement hierarchy.										
1277	Claypit Lane, Hill Top Farm, Ledsham	Not allocated as housing	y	74	3.3	0	0	0		
'Sieved out' site at Issues and Options as not within the settlement hierarchy. Agricultural field with some tree cover, farm buildings and dwellings with gardens. It would extend out from the settlement and not be well proportioned to the existing boundaries.										
1321	Moorleigh Drive, South of Pondfields Drive, Kippax	Not allocated as housing		13	0.3	0	0	0		
Designated as N1A allotment site on the UDP and local preference is for retention. Development would be set within the middle of the allotment area, so could set a precedent for further pressure to release adjacent land.										
1366	Selby Road (land south of), Garforth , LS25 1	Not allocated as housing		38	1.1	0	0	0		
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 adjacent PAS site to the south (2132). Not allocated because not needed in the plan period as part of access for										

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
2132 (as 2132 proposed to retain as PAS, not an allocation), and can't also allocate as PAS as not Green Belt.										
2032	Lotherton Way, Ash Lane, Garforth	Not allocated as housing		23	0.7	0	0	0		
Within the existing settlement. Concerns over access and without use of adjacent site 2091 (not to be allocated) there is little scope to improve.										
2091	Aberford Road, Garforth LS25	Not allocated as housing		55	1.7	0	0	0		
Within existing settlement. Currently in use as playing pitches and local preference for their retention.										
2156	North of Lotherton Way, Hawks Nest Wood (west off), Garforth	Not allocated as housing		954	36.3	0	0	0		
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 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.										
2157A	Ridge Road, East of	Not allocated as housing		631	28.1	0	0	0		
Green Belt site that 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. 1232B is a better site for development and allocating both sites would greatly increase coalescence.										
2157B	Ridge Road, East of	Not allocated as housing		2383	105.9	0	0	0		
Green Belt site which is disproportionate 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. 1232B is a better site for development and allocating both sites would greatly increase coalescence.										
3100A	Whitehouse Lane, Swillington	Not allocated as housing		70	1.9	0	0	0		
Within the Green Belt. Very steep gradient prohibiting development and does not relate well to the existing settlement pattern.										
3101	Preston Lane, Great Preston	Not allocated as housing		628	19.5	0	0	0		
Green Belt large site to the south west of Great Preston. The site has no existing defensible boundary and, if developed, would set a precedent for further sprawl. Development would not relate well to the existing settlement pattern and cuts across several fields. It also contains mature trees.										
3102	Woodlands View, Kippax	Not allocated as housing		48	1.5	0	0	0		
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 Green Belt sprawl.										
3103	Sandgate Lane, Kippax	Not allocated as housing		56	2.1	0	0	0		
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 2131 but this is now identified to retain as existing PAS, so no need to extend it to include 3103.										
3104	Sandgate Rise, Kippax	Not allocated as housing		147	5.6	0	0	0		
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.										

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
3105	Sandgate Drive, Kippax	Not allocated as housing		55	2.1	0	0	0		
Allotment N1a site so is not considered suitable for development. The site boundary is also not rational as contains existing dwellings and may be an anomaly.										
3107	Selby Road (N), Garforth	Not allocated as housing		58	2.2	0	0	0		
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.										
3108	Selby Road (S), Garforth	Not allocated as housing		18	0.6	0	0	0		
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.										
3109A	Selby Road/Leeds Road, Kippax	Not allocated as housing		140	11.3	0	0	0		
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. Local preference that on balance are better sites for Green Belt release than this one.										
3109B	Selby Road/Leeds Road, Kippax	Not allocated as housing		1721	65.6	0	0	0		
Large 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.										
3112	Wakefield Road, Garforth	Not allocated as housing		243	9.3	0	0	0		
Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.										
3113	Barrowby Lane, Garforth	Not allocated as housing		18	0.6	0	0	0		
Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping 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 and highways concerns regarding access and accessibility. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.										
3115	New Hold, Garforth	Not allocated as housing		68	2.6	0	0	0		
Green Belt site. 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. The proposed HS2 rail line runs to the north of the site. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.										
3308	Land south of Micklefied	Not allocated as housing	y	21	0.8	0	0	0		
Sieved out site not connected to any settlement.										
3321	Berry Lane, Great Preston	Not allocated as housing		84	3.2	0	0	0		
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 sites 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.										

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
3441	Land at Hall Lane Ledston	Not allocated as housing	y	87	3.8	0	0	0		
Field bounded by trees and a tree belt to the east. 'Sieved out' site at Issues and Options. The site does have defensible boundaries but would significantly extend out from the settlement and not be well proportioned to the existing boundaries. It would also be a large increase compared to the size of Ledston which has minimal facilities and is not within the settlement hierarchy.										
3463	Land North of Brigshaw High School, Allerton Bywater	Not allocated as housing		125	4.8	0	0	0		
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.										
4200A	Newtown Farm, Micklefield	Not allocated as housing		28	1	0	0	0		
To the west the site 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 it the site is within the 'boundary' of the A1M and so sprawl would be contained, development on site 4200A would greatly impact on the Green Belt due to its situation high on top of the crag, compared to surrounding properties and 4200B. Consideration needs to be given to whether ongoing agricultural use would be possible on 4200A if 4200B restricts farm vehicle access.										
4250	Gibson Lane/Sandygate Terrace, Kippax	Not allocated as housing		100	1.5	0	0	0		
Allotment N1a site so is not considered suitable for development. The site boundary is also not rational and appears to be an anomaly.										
4258	Land Adjacent Barrowby Lodge, Garforth	Not allocated as housing		378	14.4	0	0	0		
Green Belt site. Site is isolated and unrelated to the existing settlement, with significant incursion into the Green Belt. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.										
5002	Green lane, Kippax	Not allocated as housing		69	2.6	0	0	0		
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. The site is also sloping and undulating.										
5012	Fairview Farm , Wakefield Road	Not allocated as housing		23	0.7	0	0	0		
Green Belt site. There have been substantial objections to development due to access, traffic, and flooding issues. Also important strategic purpose in keeping gap between settlements open. On its own the site would not relate well to the existing settlement form. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.										
5171	Garforth Cliff/A63 Garforth	Not allocated as housing		66	2.5					
Green Belt site. It is surrounded by Green Belt on all 4 sides (with no adjacent allocations) and therefore would be isolated development with an unacceptable impact on the Green Belt.										
5253	Ninevah Lane, Allerton Bywater	Not allocated as housing		16	0.6					
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.										
5255	Garden Centre, Selby Road, Garforth	Not allocated as housing		365	13.9					
Green Belt site. It is recommended to allocate sites 5255, 5289 and 5298 for housing. Instead of creating a new allocation, it is proposed these sites are amalgamated										

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
into site HG2-124. See HG2-124 for details.										
5265	Leeds Road, Swillington	Not allocated as housing		679	30.2					
Green Belt site. The site fails the Green Belt assessment as it is isolated and would significantly reduce the Green Belt gap between Garforth and Swillington.										
5267	Land north of Barrowby Lane, Garforth	Not allocated as housing		138	5.3					
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.										
5289	Old Saville's garden centre and associated car park, Selby Road, Garforth	Not allocated as housing		71	2.7					
Green Belt site. It is recommended to allocate sites 5255, 5289 and 5298 for housing. Instead of creating a new allocation, it is proposed these sites are amalgamated into site HG2-124. See HG2-124 for details.										
5296	Milestone Farm and the Barn, Sandgate Lane, Kippax	Not allocated as housing		28	1.1					
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 to the south. If the site were allocated, it would set a precedent for developing south of the A63.										
5298	Land at Garforth Cliff Caravan site, Selby Road, Garforth	Not allocated as housing		56	2.1					
Green Belt site. It is recommended to allocate sites 5255, 5289 and 5298 for housing. Instead of creating a new allocation, it is proposed these sites are amalgamated into site HG2-124. See HG2-124 for details.										
5308	Manor Farm Allerton Bywater	Not allocated as housing		21	0.8					
Mixed brown/greenfield site within the settlement limits of Allerton Bywater. According to the Strategic Flood Risk Assessment, the site lies within a 'rapid inundation area'. It has therefore been discounted as it fails the flood risk test.										
CFSM021	Land Off Wakefield Road, Garforth	Not allocated for mixed use		0	21.8	0	0	0		
Members want this site retained as open Green Belt. So not to allocate for housing or employment - RC 4/12/14										
CFSM028	Land North of Garforth, Leeds	Not allocated for mixed use		0	46	0	0	0		
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.										

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

Sites contributing to meeting needs

Sites with low flood risk – zone 1

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites within the Outer South East HMCA are within flood zone 1. In total these sites can deliver 3,649 dwellings of the 4,600 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, to explore whether development on land of higher flood risk may be justified for allocation as insufficient housing land is available in the HMCA on land of lower flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
HG1-304	Barrowby Lane, Garforth	Identified housing (UDP)	33	1.1	0	0	0					
HG1-305	Micklefield (south of)	Identified housing (UDP)	150	5.2	0	0	0					
HG1-306	Manor Farm buildings, Micklefield	Identified housing (UDP)	14	0.5	0	0	0					
HG1-308	Barleyhill Road, Garforth	Identified housing (permitted)	30	0.7	0	0	0					
HG1-309	Beech Grove Avenue Garforth	Identified housing (permitted)	9	0.1	0	0	0					
HG1-310	Grange Court, Garforth	Identified housing (permitted)	58	0.4	0	0	0					
HG1-311	Bullerthorpe Lane (Temple Point), Colton	Identified housing (permitted)	69	2.6	0	0	0					
HG1-312	Selby Road, Garforth	Identified housing (UDP)	68	3	0	0	0					
HG1-313	Land Off Birch Grove, Kippax, Leeds	Identified housing (permitted)	6	0.1	0	0	0					
HG1-314	Church Lane Swillington	Identified housing (permitted)	14	0.2	0	0	0					
HG1-315	51 Westfield Lane Kippax	Identified housing (permitted)	6	0.4	0	0	0					
HG1-316	Royal Oak, Cross Hills, Kippax	Identified housing (permitted)	11	0.2	0	0	0					
HG1-317	2 Brigshaw Lane, Allerton Bywater	Identified housing (permitted)	8	0.3	0	0	0					
HG1-318	Queens Court, Queen St Allerton Bywater	Identified housing (permitted)	9	0.2	0	0	0					
HG1-319	Queen Street - Hollinshurst Depot, Allerton Bywater	Identified housing (permitted)	76	2.1	0	0	0					
HG1-320	Queen Street, (a.k.a land south of Leeds Road), Allerton Bywater	Identified housing (UDP)	114	4.1	0	0	0					
HG1-321	Land Adjacent To West Court, Park Lane, Allerton Bywater, Castleford, WF10 2AJ	Identified housing (permitted)	5	0.3	0	0	0					
HG2-124	Stourton Grange Farm South, Selby Road - Ridge Road, Garforth	Housing allocation	2314	147.3	0	0	0					
HG2-125	Pit Lane (land to south of), Micklefield LS25	Housing allocation	79	4.3	0	0	0					
HG2-126	Micklefield Railway Station Car Park (land to north of), Micklefield, LS25	Housing allocation	18	0.7	0	0	0					
HG2-127	Newtown Farm, Micklefield	Housing allocation	42	1.6	0	0	0					
HG2-128	Selby Road/Leeds Road, Kippax	Housing allocation	40	1.5	0	0	0					
HG2-129	Ash Tree Primary School, Kippax	Housing allocation	22	0.5	0	0	0					
HG2-130	Land at 25 - 29 high Street, Kippax	Housing allocation	16	0.4	0	0	0					
HG2-131	Whitehouse Lane, Great Preston	Housing allocation	40	1.2	0.08	0.56	0.64	1.55	0.27			

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
HG2-132	Brigshaw Lane (land to east of), Kippax	Housing allocation	76	3	0	0	0					
HG2-133	Ninevah Lane, Allerton Bywater	Housing allocation	57	2.9	0	0	0					
HG2-134	Carlton View, Allerton Bywater	Housing allocation	25	0.9	0	0	0					
HG2-235	Stocks Blocks site, Ninelands Lane, Garforth	Housing allocation	240	8								
EG1-35	Ph2 Hawks Park North Newhold Aberford Road Garforth	Identified employment (permitted)		16.6	0	0	0					
EG1-36	Ph1 Warehouse Hawks Park North Newhold Aberford Road Garforth	Identified employment (permitted)		7.2	0	0	0					
EG1-37	Proctors Site New Hold Garforth	Identified employment (UDP)		1.1	0	0	0					
EG1-38	Ash Lane Procter Bros Site	Identified employment (UDP)		0.4	0	0	0					
EG1-39	Exstg Works At Proctors Site New Hold Garforth	Identified employment (UDP)		0.2	0	0	0					
EG1-40	New Hold Est Garforth Plot 17	Identified employment (UDP)		0.3	0	0	0					
EG1-41	New Hold Est Garforth Plot 9	Identified employment (UDP)		0.2	0	0	0					
EG1-42	New Hold Est Garforth Plot 3-5	Identified employment (UDP)		0.6	0	0	0					
EG1-43	Unit3 Peckfield Business Park Micklefield	Identified employment (UDP)		1.5	0	0	0					
EG1-44	Peckfield Business Park Micklefield	Identified employment (UDP)		7.3	0	0	0					
EG1-45	6A & 7 Astley Way Swillington	Identified employment (permitted)		0.7	0	0	0					
EO1-17	Ph1a Offices Hawks Park North Newhold Aberford Road Garforth	Identified employment (permitted)		3.8	0	0	0					
EO1-18	Ph1b Offices Hawks Park North Newhold Aberford Road Garforth	Identified employment (permitted)		0.3	0	0	0					
			3649									

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.

The Sequential Test

In the Outer South East HMCA 3,649 dwellings can be achieved on sites within zone 1 flood risk, leaving 951 dwellings to be found to meet the 4,600 target.

Of the 4 further sequential stages agreed in the methodology for the sequential test, Outer South East has only three housing sites for consideration. These all fall within the category of sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3) but where the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc. This category of site is sequentially preferable to sites with meaningful amounts of Flood Zone 2 land. The sites in question have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. The sites are listed in Table 3 below, which provide a total capacity of 671 dwellings. Deducting these from the 951 dwellings means there remains a shortfall of 280 dwellings against the 4,600 target. The Submission Plan proposes to identify and allocate sites for housing with a shortfall of 280 dwellings in the Outer South East HMCA. So no housing sites of high flood risk have to be subject to the Exception Test.

The sequential test for employment sites is applied over the whole district because there are no employment land requirements set for individual HMCAS or other sub-areas of Leeds. Also, employment uses are regarded as “less vulnerable” so would be preferable to housing use

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 3b	RI
HG1-307	Church Lane and Manor Farm (existing phase 3 housing allocations), Micklefield	Identified housing (UDP)	400	14.9	0.39	5.84	6.23		
HG2-135	Barnsdale Road, Allerton Bywater	Housing allocation	49	1.8	0.01	2.1	2.11		
MX1-27	Station Road, Allerton Bywater	Identified housing (UDP)	222	21.2	0	5.66	5.66		
			671						

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 3b	RI
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Table 5: sites with a meaningful amount of land in EA Zone 3a

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 3b	RI
No housing sites qualify									

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA has been included in the total

Exception Test

As there are no housing sites proposed with land in flood risk zone 3 there is no need for any sites to be subject to the Exception Test in the Outer South East HMCA.

Surface water and other sources of flooding

The Environment Agency Map for Flood Risk from Surface Water has been used to identify any potential surface water pathways that might affect the proposed sites (see the map extract in Appendix 2), however it is essential that for all developments there is no increase in the rate of surface water run off. This requirement is applied through the Natural Resources and Waste Local Plan Policy Water 7 which also seeks for developments to use sustainable drainage wherever practicable.

10. OUTER SOUTH WEST

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Submission Draft Plan (CD1/1). Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage and at the Publication stage of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer South West HMCA 7,200 dwellings are required (11% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

The tables below have used the Environment Agency Flood Map November 2016 to establish percentages of sites falling within each flood zone.

Sites not proposed for allocation

The standard approach for each HMCA is to assess the reasoning for not allocating sites in order to make sure that there are no sites that would be better for allocation than ones that have high flood risk. In the case of Outer South East there are no sites proposed that have high flood risk, so this exercise is not strictly necessary. Nevertheless, for completeness sites not being allocated are listed in Table 1 with the reasons for non-allocation. In Outer South West HMCA there are many sites with a wide range of reasons. The most common reason for not allocating is sprawl into the Green Belt. Coalescence of settlement was another very common reason for not allocating sites in the Green Belt. The next most common suitability reasons for non-allocation include access problems, isolation or disconnection from the Settlement Hierarchy. Further suitability reasons include location next to incompatible uses, tree cover or current use as Greenspace. Also some sites were found not to be available, because some sites were in active use (for employment and shops) or were designated as Natural Resources and Waste sites or reserved for school use. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

The next part of this assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
126	Valley Mills, Valley Road, Morley LS27 8AA	Not allocated as housing		116	3.9	0	0	0		
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.										
137B	Britannia Road, Morley	Not allocated as housing		87	2.8	0	0	0		
Site B has employment uses to 3 sides including an access road through from the existing employment uses. The preferred use is employment.										
148	Thorpe-on-the-Lane, Thorpe	Not allocated as housing		54	3.1	0	0	0		
Site is unused land, with evidence of historic use - hardstanding etc.										
171	Elwell Street (land off) - Thorpe	Not allocated as housing	y	23	0.7	0	0	0		
not within settlement hierarchy										
173	Main Street (58) - football ground rear of, East Ardsley	Not allocated as housing		29	1.1	0	0	0		
Green Belt site. No existing defensible south eastern boundary, which could set a precedent for further sprawl. The site is an N6 protected playing pitch designation on the existing UDP. See also greenspace section, page 37, question G8. Highways concerns regarding access - would require third party land.										
304	Park Farm Industrial Estate, Westland Road, LS11	Not allocated as housing		29	0.8	0	0	0		
Existing employment site within larger employment area. Employment considered the most appropriate use. Highways concerns regarding poor accessibility of site.										
309	Thorpe Hall, Middleton Lane, Thorpe	Not allocated as housing		70	4.2	0	0	0		
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. A limited enabling development, which would retain and enhance the listed building could be acceptable in principle.										
314	Haigh Moor Road - Boyle Hall, WA	Not allocated as housing		9	0.9	0	0	0		
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.										
343	Gelderd Road (off), Gildersome	Not allocated as housing		135	4.4	0	0	0		
Existing employment area. Site has planning permission and work has started with one of the 4 proposed new units now erected.										
550	Rein Road (32-34), Morley	Not allocated as housing	y	15	0.4	0	0	0		
minerals safeguard site										
1018A	Topcliffe Lane (land at), and Capitol Park (north of) LS27	Not allocated as housing		231	8.8	0	0	0		

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
Green Belt site. Steep sloping site down to beck which provides strong defensible boundary to existing residential area. Significant tree coverage on northern boundary, with well used public right of way bordering the site. Site has no road access.										
1018B	Topcliffe Lane (land at), and Capitol Park (north of) LS27	Not allocated as housing		704	26.8	0	0	0		
Green Belt site. Land on hill top overlooking neighbouring Topcliffe Farm, residential areas and Capitol Park. Site is separated by steep gully and beck (site A) from residential area, with much better connection to existing Capitol Park business park. Better suited to an employment use, if allocated at all.										
1043	Thorpe Lower Lane (Pylee House), Robin Hood WF3 3BQ	Not allocated as housing		58	1.9	0	0	0		
Green Belt site. The whole site is protected by a Tree Preservation Order. It is also designated in the existing UDP as N1 greenspace. See also greenspace section, page 37, question G9. Whilst the site is well contained in terms of Green Belt with the motorway to the west the site is sloping and has significant constraints.										
1064A	Bruntcliffe Road and Scott lane, Morley Leeds LS27	Not allocated as housing		227	7.6	0	0	0		
Site within the urban area. The adjacent site is in employment use. This site has been identified as a site to retain for employment (see page 33 of Issues & Options document).										
1064B	Bruntcliffe Road and Scott lane, Morley LS27	Not allocated as housing		11	1.3	0	0	0		
This site is part of a recent planning permission (12/01332/OT) for residential development. The site will become 'lime green' when the plan is updated.										
1066	Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3	Not allocated as housing		97	3.7	0	0	0		
There is no road frontage to the site and therefore access to the site is not possible.										
1067A	Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3	Not allocated as housing		262	11.7	0	0	0		
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.										
1067B	Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3	Not allocated as housing		53	2	0	0	0		
Green Belt site. The original SHLAA submission has been split in two. Site B is located to the south of the existing residential area, and is well bounded by a tree line. Development would 'round off' the settlement. Highways concerns re suitable access.										
1068	Stoney Lane, East Ardsley, WF3	Not allocated as housing		21	0.8	0	0	0		
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.										
1069	Manor Farm, East Ardsley WF3	Not allocated as housing		87	3.3	0	0	0		
Green Belt site. The site is well related to the existing settlement, fronting the main road and contained by a cricket ground to the south, limiting the potential for further sprawl. Highways concerns re access.										
1072	Dewsbury Road, Woodkirk WF12	Not allocated as housing		43	1.6	0	0	0		

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
Green Belt site. Good flat site to the rear of residential area. Residential properties to the south and east boundaries. Northern boundary is raised above the site, offering a natural defensible boundary means the site is well contained.										
1099A	Hepworth Avenue (land at), Churwell LS27	Not allocated as housing		231	9.9	0	0	0		
Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.										
1099B	Hepworth Avenue (land at), Churwell LS27	Not allocated as housing		77	3.1	0	0	0		
Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway - this will need further consideration at detailed design stage.										
1112	Asquith Avenue/Gelderd Road (land off), Nepshaw Lane, Gildersome	Not allocated as housing		428	16.3	0	0	0		
The site is a significant portion of a larger strategic employment allocation which is well located for this use. An application is currently pending for development of the larger employment allocation. Allocation changed to 'not preferred' following discussions with Cllr Gruen - site returning to employment allocation. RC 27/11/14										
1135	Dewsbury Road - former Woodkirk Station, Woodkirk WF3	Not allocated as housing		50	4.1	0	0	0		
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.										
1143A	Old Thorpe Lane (land at), Tingley WF3	Not allocated as housing		162	7.2	0	0	0		
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. The site is well contained between roads with little chance of further Green Belt sprawl. However, given its location development would be contingent on the release of site 1143B to link it to the settlement, and this would result in a substantial development.										
1143C	Old Thorpe Lane (land at), Tingley WF3	Not allocated as housing		43	1.6	0	0	0		
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 N1 greenspace in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G10. The site also has no road frontage so would need to be developed with 1143B.										
1143E	Old Thorpe Lane (land at), Tingley WF3	Not allocated as housing		114	5.1	0	0	0		
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 part of the playing field is protected being designated as N6 protected playing pitch in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G11.										
1143F	Old Thorpe Lane (land at), Tingley WF3	Not allocated as housing		253	11.3	0	0	0		
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 and like the others is well contained by development to the south and the motorway, these boundaries reduce the potential for unrestricted sprawl. The site itself is well connected to the settlement but only has a small road frontage with the majority of the site set behind exiting properties.										
1166	Horsfall Street (land at), Churwell, Morley LS27	Not allocated as housing		38	1	0	0	0		

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
Triangular piece of land behind existing residential properties. No suitable access into site. Adjacent existing school. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites (ie as to whether the site could be needed for expansion).										
1171A	Whitehall Road (south of) - Harpers Farm	Not allocated as housing		0	6.3	0	0	0		
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.										
1200B	Highfield Drive/Harthill Lane (land off), Gildersome LS27	Not allocated as housing		39	1.5	0	0	0		
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.										
1205	Mill Lane (land off), East Ardsley WF3	Not allocated as housing	y	33	1.2	0	0	0		
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.										
1220B	Churwell (land to the east of) LS27	Not allocated as housing		471	18	0	0	0		
Green Belt site. The site has been split into A and B. Development of site B would reduce the gap between Morley/Churwell and the White Rose Centre and set a precedent for further Green Belt sprawl.										
1229	Churwell (land at) - north of Ibbetson Oval and adjacent to M621	Not allocated as housing		61	2.3	0	0	0		
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.										
1260A	Batley Road (Land to north and south of), Tingley, WF3 1HA	Not allocated as housing		61	2.7	0	0	0		
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.										
1266	Wakefield Road (land at), Drighlington	Not allocated as housing		146	5.5	0	0	0		
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.										
1274	East Ardsley (land north of) WF3	Not allocated as housing		326	14.5	0	0	0		
Green Belt site. Development of the site in conjunction with adjacent site 2155 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision - requires adjacent sites for acceptable access.										
1275A	Wide Lane (land north of), Morley	Not allocated as housing		90	3.5	0	0	0		
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 whilst extending beyond the existing settlement, would still allow a green buffer to remain along Dewsbury Road corridor, maintaining a Green Belt gap between Morley and Middleton. If developed with site										

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
1279 it could round off the settlement.										
1275B	Wide Lane (land north of), Morley	Not allocated as housing		166	6.4	0	0	0		
Green Belt site. The site extends to the east of Morley and has been split into two sections. Site B is the western section of site 1275 and provides important separation between settlements.										
1280	Station Road (land at), Morley	Not allocated as housing		21	0.6	0	0	0		
The site is designated as N1 Greenspace on the existing UDP - Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G13. The site is in a densely built up area, with employment and residential uses adjacent.										
1283	Lane Side Farm Extension, Morley	Not allocated as housing		560	29.5	0	0	0		
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.										
1284B	Albert Drive - Low Moor Farm Extension, Morley	Not allocated as housing		303	11.6	0	0	0		
Green Belt site. Site B is the eastern part of the original SHLAA submission. Site B is unrelated to the existing settlement form and development would represent a major incursion into Green Belt, reducing the gap between Morley and Middleton.										
1325	Dewsbury Road (501) LS11 5LL	Not allocated as housing		28	0.8	0	0	0		
The site is located within an existing employment area and is considered more appropriate for employment use.										
1332	Adwalton - Penfields, Drighlington	Not allocated as housing		414	18.4	0	0	0		
Green Belt site. Development would round off the settlement up to the A650 and be contained by the major road which acts as a defensible boundary. Highways concerns re poor accessibility and limited access provision.										
1334	Pitty Close Farm, Drighlington BD11	Not allocated as housing		321	14.3	0	0	0		
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.										
2037	Fall Lane, East Ardsley	Not allocated as housing	y	16	0.6	0	0	0		
not within settlement hierarchy										
2098B	Sissons Farm, Middleton LS10	Not allocated as housing		703	26.8	0	0	0		
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.										
2099	Dunningley Hill, Tingley WF3	Not allocated as housing		82	3.1	0	0	0		
Green Belt site. The site is separated from the urban area by Green Belt, a Protected Area of Search (PAS) site on the existing UDP 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.										
2100B	Throstle Lane Playing Fields, Middleton LS10	Not allocated as housing		125	2.3	0	0	0		

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
The site is within the urban area, but designated as N1 greenspace on the existing UDP. As it is in a fairly densely built up area, its release needs to be considered in the context of the greenspace review. See also greenspace section, page 37, question G15.										
2114	Gelderd Road, Wortley LS12	Not allocated as housing		60	1.9	0	0	0		
Green Belt site, not well related to the existing settlement, with no defensible boundary. Highway concerns re accessibility and access.										
2155	Ardsley Common (south of)	Not allocated as housing		246	11.8	0	0	0		
Green Belt site. Development of the site in conjunction with adjacent site 1274 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision - requires adjacent sites for acceptable access.										
2159	Whitehall Road, Craven Park, Farnley	Not allocated as housing		0	21.7	0	0	0		
Green Belt site. Isolated site unconnected to the built up area. Development would affect the Green Belt gap between Farnley and the urban area.										
2164	Broad Oaks Farm, Churwell	Not allocated as housing		251	9.6	0	0	0		
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.										
3007	Land at M621 Junction 27 and Wakefield Road, Gildersome	Not allocated as housing		97	3.7	0	0	0		
Existing employment allocation in the existing UDP, well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.										
3056	Wood Lane, Farnley	Not allocated as housing		572	21.8	0	0	0		
Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.										
3057	Cottingley Springs, Gelderd Road	Not allocated as housing		196	7.5	0	0	0		
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.										
3061	Cricket Hill Brow, Gelderd Road, Gildersome	Not allocated as housing		62	2.4	0	0	0		
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.										
3062	Harthill Rise, Gildersome	Not allocated as housing		30	0.9	0	0	0		
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.										
3063	Land north of Harthill Lane, Gildersome	Not allocated as housing		85	3.8	0	0	0		
Green Belt site. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.										
3068	Valley Road, Morley	Not allocated as housing		58	2.2	0	0	0		
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.										

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
3075	Whiteways, Thorpe Lane, Middleton	Not allocated as housing		178	6.8	0	0	0		
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.										
3077A	Bulls Head Inn, Dewsbury Road	Not allocated as housing		246	9.4	0	0	0		
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. Single access achievable from Rein Road would limit capacity to 200 dwellings.										
3077B	Bulls Head Inn, Dewsbury Road	Not allocated as housing		124	4.7	0	0	0		
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.										
3078A	Upper Green Farm, Syke Road Tingley	Not allocated as housing		116	5.1	0	0	0		
Green Belt site. Site 3078 has been split into A and B. Site A is well related to the existing settlement and development could constitute a partial 'rounding off' of the settlement.										
3078B	Hey Beck Lane, Wakefield	Not allocated as housing		666	29.6	0	0	0		
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.										
3189	Bridge Street, Morley	Not allocated as housing		14	0.3	0	0	0		
Former school site in residential area with expired planning permission for housing development. Residential development therefore considered acceptable in principle.										
3311	Land at off Gascoigne Road	Not allocated as housing	y	191	7.3	0	0	0		
not within settlement hierarchy										
3313	Batley Road	Not allocated as housing	y	127	5.7	0	0	0		
not within settlement hierarchy										
3320	Land off Middleton Lane, LS10 4GY	Not allocated as housing		624	27.8	0	0	0		
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.										
3372	Baghill Road, West Ardsley, Morley	Not allocated as housing		40	1.3	0	0	0		
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.										
3373B	Haigh Wood, Ardsley	Not allocated as housing		365	16.4	0	0	0		
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. Should sites A										

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
and C be released for development, the protection and enhancement of site B should be ensured.										
3383	Howden Clough Road, Leeds	Not allocated as housing	y	23	0.7	0	0	0		
not within settlement hierarchy										
3387	Geldered Road, Asquith Avenue, Gildersome	Not allocated as housing		311	11.8	0	0	0		
The site is within the urban area, within an established employment area, allocated for employment uses on the existing UDP. Considered suitable for employment rather than residential use // Allocation changed to 'not preferred' following discussions with Cllr Gruen - site returning to employment allocation. RC 27/11/14										
3397	116 Old Lane, Leeds	Not allocated as housing		19	0.5	0	0	0		
Within the urban area. Pending 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 CFSM023)										
3456B	Land off Haigh Moor Road	Not allocated as housing		271	12.1	0	0	0		
Green Belt site. The site has been split into 2. Site B 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.										
3458	Wood End Farm, South of Whitehall Road, Farnley	Not allocated as housing	y	0	13.3	0	0	0		
Site sieved out. Not within settlement hierarchy										
3467	Bruntcliffe Road	Not allocated as housing		16	0.5	0	0	0		
Site within the urban area. Access through site is required for the covered reservoir. However, there may be the opportunity for limited development of the site if access is maintained.										
4029	Ravells Works, Whitehall Road	Not allocated as housing		83	2.8	0	0	0		
Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.										
4033	Throstle Crescent, Middleton	Not allocated as housing		9	0.2	0	0	0		
Flat site in residential area suitable in principle for residential development.										
4054	Peel Street Centre	Not allocated as housing		8	0.2	0	0	0		
Site currently used for parking in an area of mixed employment and residential uses. There is residential development (including a nursery) to three sides. Suitable for residential development in principle.										
4175	Beeston Park Ring Road, Beeston	Not allocated as housing		69	1.9	0	0	0		
Designated N1 greenspace providing landscape setting and amenity value for adjoining area. The existing use of the land should be retained.										
4205	Howley Hall Farm, Scotchman Lane, Morley	Not allocated as housing		228	8.7	0	0	0		
Adverse impact on the openness of the Green Belt.										
4206	Land off Asquith Ave, Morley	Not allocated as housing		32	1	0	0	0		

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
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. Not supported.										
4208	Daisy Hill Avenue, Morley	Not allocated as housing		30	1	0	0	0		
The site has poorly defined boundaries and would create an irregular green belt boundary. The land juts out into the green belt. Even when combined with adjoining sites 1282 and 1283 it does not create a logical site or green belt boundary. The site is proposed N5 in the UDP.										
4209	Land off A650 Drighlington bypass	Not allocated as housing		285	10.9	0	0	0		
Green belt site. Development of this site would lead to isolated development contained by road network.										
4252	Sherwood Industrial Estate	Not allocated as housing		40	1.3	0	0	0		
Existing employment site. Site boundary does not appear to include a small part of land which fronts onto the road with access through the site. This piece of land should be included.										
4256	Sharp House Road, Belle Isle	Not allocated as housing		72	2.7	0	0	0		
Do not develop site. Unrestricted urban sprawl and the potential to threaten the green belt between Belle Isle and Robin Hood.										
5000	Healey Croft Lane, East Ardsley	Not allocated as housing		108	4.8	0	0	0		
Development of this site would compromise the openness and permanence of the Green Belt leading to unrestricted sprawl and settlement coalescence.										
5143	Mushroom Farm Old Lane Drighlington	Not allocated as housing	y	53	2	0	0	0		
Site has been sieved out - not within settlement hierarchy.										
5165	Land at Moor Knoll Lane East Ardsley	Not allocated as housing		16	0.5	0	0	0		
Green Belt site. Development of the site could lead to unrestricted sprawl into the Green Belt. The site has indefensible boundaries.										
CFSM023	116, Old Lane, Beeston, LS11	Not allocated for mixed use		0	0.5	0	0	0		
Site has permission as a foodstore										
CFSM040	Wakefield Road, Gildersome, Morley	Not allocated for mixed use		0	3.3	0	0	0		
Allocated for employment use										
3058	Land North of Dean Beck (Including Cottingley Springs) Gildersome	Not allocated as housing		556	21.2	0.01	0.01	0.02		
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.										
3060B	Gelder Road/M621, Gildersome	Not allocated as housing		2951	114.6	0.03	0.02	0.05		
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.										
3120	Dewsbury Road, Morley	Not allocated as housing		602	22.9	0.04	0.22	0.26		

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
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 and pressure for release of adjacent sites to the southwest.										
3059	Land between Gelderd and M621 Wortley	Not allocated as housing		180	6.9	0.37	0.07	0.44		
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.										
2104	Leeds Road, Lofthouse WF3	Not allocated as housing		0	11.8	0	0.47	0.47		
Green Belt site. Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt. There is a Local Nature Area in the northern section. The southern section is also reserved for a potential new school site in the existing UDP. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.										
1260B	Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA	Not allocated as housing		1221	54.3	0.18	0.76	0.94		
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.										
3069	Wide Lane/Dewsbury Road, Morley	Not allocated as housing		124	4.7	0.16	1.39	1.55		
Green Belt site. This is the eastern site of three that adjoin 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.										
1279	Wide Lane - Owlars Farm Extension, Morley	Not allocated as housing		91	3.5	0.38	2	2.38		
Green Belt site. This would need to be developed alongside the adjacent Protected Area of Search (PAS) site 1285 for it to be connected to the urban area. The site extends to the east of Morley and there is potential for this site alongside 1275A to the north to round off the settlement if both sites were brought forward for development. This would still leave a green gap between the sites within the Dewsbury Road corridor, and retain a sense of separation between Morley and Middleton to the east.										
CFSM047	White Rose Shopping Centre Dewsbury Road	Not allocated for mixed use		0	32.8	0.95	6.72	7.67		
In retail use										
1209	Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11	Not allocated as housing		862	33.3	0.94	6.86	7.8		
Green Belt site. 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.										
1096	Snittles Farm, New Village Way, Churwell LS27	Not allocated as housing		93	4.2	1.7	7.12	8.82		
Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.										
1208	White Rose Shopping , Dewsbury Road LS11	Not allocated as housing		175	32.6	1.24	9.87	11.11		
In current retail use (White Rose Centre)										
CFSM046	Cotton Mill and Grove Farm Dewsbury Road	Not allocated for mixed use		0	32.6	1.21	10	11.21		

Site Ref	Address	Status	Sieved out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
In current retail use (White Rose Centre)										
2096	West Wood Road, Middleton LS10	Not allocated as housing		103	5.9	2.73	9.62	12.35		
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.										
2095	Stank Hall Barn, Beeston LS11	Not allocated as housing		72	8.2	1.84	14.04	15.88		
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.										
1207	Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw LS11	Not allocated as housing		334	11.5	5.69	57.94	63.63		
The site is subject to flood risk and is within an employment area. Therefore it is considered that the site should be retained for future employment use.										

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

Sites contributing to meeting needs

Sites with low flood risk – zone 1

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites within the Outer South West HMCA are within flood zone 1. In total these sites can deliver 6,524 dwellings of the 7,200 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, to explore the whether development on land of higher flood risk may be justified for allocation as insufficient housing land is available in the HMCA on land of lower flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-357	Sharp Lane B	Identified housing (UDP)	105	9.4	0	0	0		
HG1-283	Sharp Lane C	Identified housing (permitted)	42	2	0	0	0		
HG1-323	Whitehall Road - The Print Factory , Lower Wortley	Identified housing (permitted)	15	0.5	0	0	0		
HG1-324	Whitehall Road - Dunlop and Ranken LS12	Identified housing (permitted)	1	7.1	0	0	0		
HG1-325	Royds Lane, Wortley, LS12	Identified housing (permitted)	154	5.3	0	0	0		
HG1-327	Barkly Road LS11	Identified housing (permitted)	25	0.5	0	0	0		
HG1-328	Green Lane LS11	Identified housing (permitted)	13	0.1	0	0	0		
HG1-329	1 Low Moor Terrace, Dewsbury Road,Hunslet, Leeds, LS11 7E	Identified housing (permitted)	5	0	0	0	0		
HG1-330	Drighlington Junior School, Whitehall Road, Drighlington, Bradford, BD11 1LN	Identified housing (permitted)	9	0.4	0	0	0		
HG1-331	2 Back Lane, Drighlington, BD11 1LS	Identified housing (permitted)	6	0.5	0	0	0		
HG1-332	Whitehall Road, Drighlington	Identified housing (UDP)	29	1.3	0	0	0		
HG1-333	Old Lane - Nethertown Pig Farm, Drighlington BD11 1LU	Identified housing (permitted)	20	1.3	0	0	0		
HG1-334	Reedsdale Gardens, Gildersome	Identified housing (UDP)	15	0.4	0	0	0		
HG1-335	Leeds Valve Co Ltd, 23 - 25 Town End, Gildersome, Morley, Leeds, LS27 7HF	Identified housing (permitted)	9	0.3	0	0	0		
HG1-336	Wakefield Road, Drighlington	Identified housing (UDP)	5	0.3	0	0	0		
HG1-337	224 Wakefield Rd Drighlington	Identified housing (permitted)	5	0.1	0	0	0		
HG1-338	Bradford Road (land at), Drighlington	Identified housing (permitted)	26	0.8	0	0	0		
HG1-339	18 Bradford Road, Gildersome	Identified housing (permitted)	4	0.3	0	0	0		
HG1-340	Land off Daisy Hill Close, Morley, Leeds	Identified housing (permitted)	14	0.6	0	0	0		
HG1-341	Daisy Hill, Churwell, Morley	Identified housing (UDP)	92	1.9	0	0	0		
HG1-342	Hilltop Gar, Victoria Road, Churwell	Identified housing (permitted)	3	0.3	0	0	0		
HG1-343	Chapel Hill, Morley LS27 9JH	Identified housing (permitted)	1	0.1	0	0	0		
HG1-344	Albert Road, Morley	Identified housing (permitted)	40	0.8	0	0	0		
HG1-345	Kennedys Mill, Albert Road, Morley, Leeds, LS27 8PF	Identified housing (permitted)	5	0.1	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-346	St Marys Congregational Church, Morley	Identified housing (permitted)	18	0.7	0	0	0		
HG1-347	Commercial Street, Morley, Leeds, LS27 8HX	Identified housing (permitted)	6	0	0	0	0		
HG1-348	Former Peel Court Residential Home, 84 Peel Street, Morley, Leeds	Identified housing (permitted)	9	0.1	0	0	0		
HG1-349	South Parade Morley	Identified housing (permitted)	9	0.2	0	0	0		
HG1-350	South Street - Park Mills, Morley	Identified housing (permitted)	33	0.4	0	0	0		
HG1-351	Owlers Farm PAS , Wide Lane, Morley	Identified housing (permitted)	114	3.8	0	0	0		
HG1-352	Middleton Park Grove, Middleton	Identified housing (permitted)	12	0.4	0	0	0		
HG1-353	Lingwell Road, Middleton LS10	Identified housing (UDP)	128	4.3	0	0	0		
HG1-354	Thorpe Road, Thorpe Crescent, Thorpe View, Middleton	Identified housing (permitted)	25	0.6	0	0	0		
HG1-356	Sharp Lane A	Identified housing (UDP)	116	5.8	0	0	0		
HG1-358	Beech Works, Worrall Street, Morley	Identified housing (permitted)	11	0.3	0	0	0		
HG1-359	Parkfield Mills Fountain St Morley	Identified housing (permitted)	8	0.8	0	0	0		
HG1-360	Corporation Street, Morley	Identified housing (permitted)	22	0.4	0	0	0		
HG1-361	Chartists Way, Morley	Identified housing (permitted)	51	0.9	0	0	0		
HG1-362	Land Adj To 5 King Street Morley	Identified housing (permitted)	9	0.1	0	0	0		
HG1-363	South Queen Street Morley	Identified housing (permitted)	44	0.1	0	0	0		
HG1-364	Land At Junction Of St Pauls Street, South Queen, Street, Morley, Leeds	Identified housing (permitted)	7	0.1	0	0	0		
HG1-365	The Former Sycamore Public House, High Street, Morley	Identified housing (permitted)	6	0.1	0	0	0		
HG1-366	Bridge Street Morley	Identified housing (permitted)	11	0.2	0	0	0		
HG1-367	Hollow Top Mill Bridge Street Morley	Identified housing (permitted)	9	0.1	0	0	0		
HG1-368	Throstle Lane Playing Fields, Middleton LS10	Identified housing (UDP)	140	4	0	0	0		
HG1-369	Milner Lane, Robin Hood	Identified housing (UDP)	72	2.3	0	0	0		
HG1-370	Bruntcliffe Road, Morley	Identified housing (UDP)	173	7.8	0	0	0		
HG1-371	Bruntcliffe Road, Morley	Identified housing (UDP)	61	2	0	0	0		
HG1-372	Cross Hall School House, Morley	Identified housing (permitted)	13	0.4	0	0	0		
HG1-373	Summerfield Court Residential Home, Britannia Road Morley, Leeds, LS27 0DN	Identified housing (permitted)	7	0.2	0	0	0		
HG1-374	Lingwell Gate Lane, Thorpe	Identified housing (permitted)	9	2.4	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-375	309 Leeds Road Lofthouse	Identified housing (permitted)	5	0.3	0	0	0		
HG1-376	Blackgates, Bradford Road, Tingley	Identified housing (permitted)	5	0.3	0	0	0		
HG1-377	Common Lane, East Ardsley	Identified housing (permitted)	10	0.3	0	0	0		
HG1-379	Fall Lane (West), East Ardsley	Identified housing (permitted)	64	7.6	0	0	0		
HG1-380	Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 0NX	Identified housing (permitted)	8	0.9	0	0	0		
HG1-381	Syke Road, Woodkirk	Identified housing (permitted)	6	0.3	0	0	0		
HG1-382	Haigh Moor Road / Westerton Road	Identified housing (permitted)	5	4.1	0	0	0		
HG1-383	Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF Plan App 12/01850/RM	Identified housing (UDP)	32	1.3	0	0	0		
HG1-384	7 & 9 Haigh Moor Road, West Ardsley, WF3 1ED	Identified housing (permitted)	5	0.2	0	0	0		
HG1-385	Waterword Close (7a), Tingley WF3 1QL	Identified housing (permitted)	12	0.6	0	0	0		
HG1-386	Westerton Rd and Waterwood Close, Tingley	Identified housing (permitted)	14	0.3	0	0	0		
HG1-387	Bradford Road, East Ardsley	Identified housing (permitted)	12	0.4	0	0	0		
HG1-388	Timber Tops Forsythia Avenue East Ardsley	Identified housing (permitted)	8	0.2	0	0	0		
HG1-389	Fall Lane, East Ardsley	Identified housing (UDP)	35	0.2	0	0	0		
HG1-390	Ardsley Common, Bradford Road	Identified housing (permitted)	23	2.5	0	0	0		
HG1-391	Bramley House, Rear Of 31/93 Bradford Road	Identified housing (permitted)	7	0.1	0	0	0		
HG1-392	Main Street - The Old Hall Yard, East Ardsley WF3 2AP	Identified housing (permitted)	6	0.7	0	0	0		
HG1-393	Baghill Lane - Manor House Farm, West Ardsley	Identified housing (permitted)	6	0.6	0	0	0		
HG1-394	Woolin Crescent, West Ardsley	Identified housing (UDP)	28	1.1	0	0	0		
HG1-395	Batley Road, W Ardsley	Identified housing (permitted)	5	0.3	0	0	0		
HG1-396	Land Adjacent 10 Woollin Avenue West Ardsley WF3 1EX	Identified housing (permitted)	6	0.1	0	0	0		
HG1-514	Albert Drive - Lower Moor Farm, Morley	Housing allocation	190	7.2	0	0	0		
HG1-517	Albert Road (land north of), Morley	Housing allocation	63	2.6	0	0	0		
HG2-136	Whitehall Road (south of) - Harpers Farm	Housing allocation	279	10.7	0	0	0		
HG2-137	Royds Lane, Wortley, Leeds	Housing allocation	111	3.6	0	0	0		
HG2-138	Park Lees site, St Anthony's Road, Beeston	Housing allocation	18	0.5	0	0	0		
HG2-139	Old Lane - Jubilee Works, Beeston	Housing allocation	44	1.2	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG2-140	Dewsbury Road, Leeds, LS11 7DF	Housing allocation	60	1.8	0	0	0		
HG2-142	Whitehall Road (off), Drighlington BD11 1BX	Housing allocation	49	1.6	0	0	0		
HG2-143	King Street/Spring Gardens Drighlington	Housing allocation	250	10.8	0	0	0		
HG2-144	Westfield Farm, Drighlington BD11	Housing allocation	17	0.6	0	0	0		
HG2-145	Bradford Road/Wakefield Road Gildersome	Housing allocation	393	18.4	0	0	0		
HG2-146	Geldered Road, Leeds	Housing allocation	85	3.8	0	0	0		
HG2-147	Highfield Drive/Harthill Lane (land off), Gildersome LS27	Housing allocation	76	3.4	0	0	0		
HG2-148	Gelderd Road/M621, Gildersome	Housing allocation	203	7.9	0	0	0		
HG2-149	Lane Side Farm, PAS Morley	Housing allocation	542	20.6	0	0	0		
HG2-150	Churwell (land to the east of) LS27	Housing allocation	213	10.7	0	0	0		
HG2-153	Albert Drive Morley	Housing allocation	121	4.6	0	0	0		
HG2-155	Joseph Priestly College	Housing allocation	14	0.4	0	0	0		
HG2-156	Rod Mills Lane, High Street, Morley	Housing allocation	15	1.8	0	0	0		
HG2-157	Britannia Road, Morley	Housing allocation	58	1.6	0	0	0		
HG2-158	Tingley Mills, Tingley Common, Morley	Housing allocation	36	1	0	0	0		
HG2-159	Sissons Farm, Middleton LS10	Housing allocation	222	8.2	0	0	0		
HG2-160	Acre Road, Sissons Drive, Middleton	Housing allocation	14	0.4	0	0	0		
HG2-161	Throstle Mount, Middleton	Housing allocation	15	0.4	0	0	0		
HG2-164	Thorpe Road, Thorpe Square, Middleton	Housing allocation	26	0.7	0	0	0		
HG2-165	Thorpe Hill Farm, Lingwell Gate Lane, Thorpe	Housing allocation	57	2.2	0	0	0		
HG2-166	Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ	Housing allocation	17	0.6	0	0	0		
HG2-167	Old Thorpe Lane (land at), Tingley WF3	Housing allocation	619	27.6	0	0	0		
HG2-168	Haigh Wood, Ardsley	Housing allocation	108	4.8	0	0	0		
HG2-169	Haigh Wood, Ardsley	Housing allocation	262	11.7	0	0	0		
HG2-170	Land off Haigh Moor Road	Housing allocation	41	1.6	0	0	0		
HG2-171	Westerton Road East Ardsley	Housing allocation	213	8.4	0	0	0		
HG2-172	Fall Lane - East Ardsley PS	Housing allocation	25	0.8	0	0	0		
EG1-46	Former Pack Horse Inn Gelderd Road LS12	Identified employment (permitted)		0.3	0	0	0		
EG1-47	R/o Nina Works Cottingley Spring Gelderd Road Ls27	Identified employment (UDP)		0.6	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
EG1-48	Opp Ravell Works Gelderd Road Wortley Ls12	Identified employment (permitted)		5	0	0	0		
EG1-50	Unit A Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	Identified employment (permitted)		2.6	0	0	0		
EG1-51	Units B C & D Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	Identified employment (permitted)		0.8	0	0	0		
EG1-52	Wakefield Road Gildersome	Identified employment (UDP)		3.6	0	0	0		
EG1-53	R/o Epsom Court Bruntcliffe Avenue Morley Ls27	Identified employment (permitted)		0.3	0	0	0		
EG1-55	Adj Ravenheat Ltd Chartists Way Morley	Identified employment (permitted)		0.1	0	0	0		
EG1-56	Plots 210-220 Howley Park Ind Est Morley	Identified employment (UDP)		3.5	0	0	0		
EG1-57	Plots 410 & 420 Howley Park Road East Morley Ls27	Identified employment (UDP)		1.8	0	0	0		
EG1-58	Howley Park Ind Est Morley	Identified employment (UDP)		1.9	0	0	0		
EG1-59	Plot 460 Howley Park Ind Est Morley	Identified employment (permitted)		1.2	0	0	0		
EG1-60	Topcliffe Lane Tingley Ls27	Identified employment (UDP)		1.3	0	0	0		
EG1-61	Lingwell Gate Lane, Thorpe (west)	Identified employment (permitted)		0	0	0	0		
EG2-16	Parkside Lane Ls 11	Employment allocation (general)		3.7	0	0	0		
EG2-16	Parkside Lane Ls 11	Employment allocation (general)		3.7	0	0	0		
EG2-19	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	Employment allocation (general)		26.8	0	0	0		
EG2-20	Fall Lane East Ardsley Wf3	Employment allocation (general)		0.6	0	0	0		
EG2-21	Lingwell Gate Lane, Thorpe	Employment allocation (general)		3.7	0	0	0		
EG2-23	Land At Nepshaw Lane Asquith Avenue Gildersome	Employment allocation (general)		0	0	0	0		
EO1-22	R/o Arlington Business Centre Millshaw Park Avenue Ls11	Identified employment (permitted)		0.4	0	0	0		
EO1-23	Millshaw Park Lane Leeds LS11 0LT	Identified employment (permitted)		2.3	0	0	0		
EO1-24	Phase 2c Capitol Park Tingley Common WF3	Identified employment (permitted)		1	0	0	0		
EO1-25	Flats Adj Block B Capitol Park Tingley Common Tingley WF3	Identified employment (permitted)		10.6	0	0	0		
EO1-38	St Anthony's Road Beeston	Employment allocation (office)		2.9	0	0	0		
EO1-39	Phase 3 Capitol Park Tingley Common Wf3	Employment allocation (office)		2.4	0	0	0		
				6524					

The Sequential Test

In the Outer South West HMCA 6,524 dwellings can be achieved on sites within zone 1 flood risk, leaving 676 dwellings to be found to meet the 7,200 target.

Of the 4 further sequential stages agreed in the methodology for the sequential test, Outer South West has only one housing site for consideration. This falls within the category of sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3) but where the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc. This category of site is sequentially preferable to sites with meaningful amounts of Flood Zone 2 land. The site in question has been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. The site is listed in Table 3 below, which provides a capacity of 174 dwellings. Deducting these from the 676 dwellings means there is a shortfall of 502 dwellings against the 7,200 target. The Submission Draft Plan proposes to identify and allocate sites for housing with a shortfall of 502 dwellings in the Outer South West HMCA. So no housing sites of high flood risk have to be subject to the exceptions test.

There are two employment sites with substantial proportions of land in flood zone 3a. The sequential test for employment sites is applied over the whole district because there are no employment land requirements set for individual HMCAS or other sub-areas of Leeds. Also, employment uses are regarded as “less vulnerable” so would be preferable to housing use.

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 3b	RI
HG1-378	Ardsley Sidings, East Ardsley	Identified housing (permitted)	174	6.6	0.5	2.95	3.45		
			174						

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
No housing sites qualify									

Table 5: sites with a meaningful amount of land in EA Zone 3a

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
EG1-67	S/o Premier House Ring Road Royds Lane LS12	Employment allocation (office)		0.3	0.84	99.09	99.93		
EG2-14	Royds Service Station Royds Lane Beeston	Employment allocation (general)		0.3	25.4	69.96	95.36		

*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA has been included in the total

Exception Test

As there are no housing sites proposed with land in flood risk zone 3a (listed in Table 5 above) there is no need for any sites to be subject to the Exception Test in the Outer South West HMCA.

Surface water and other sources of flooding

The Environment Agency Map for Flood Risk from Surface Water has been used to identify any potential surface water pathways that might affect the proposed sites (see the map extract in Appendix 2), however it is essential that for all developments there is no increase in the rate of surface water run off. This requirement is applied through the Natural Resources and Waste Local Plan Policy Water 7 which also seeks for developments to use sustainable drainage wherever practicable.

11. OUTER WEST

Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Submission Draft Plan (CD1/1). Previously the City Council considered flood risk for the sites under consideration at the Issues and Options and Publication Draft stages of the Plan. Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer West HMCA 4,700 dwellings are required (7% of the District wide total). Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

The tables below have used the Environment Agency Flood Map November 2016 to establish percentages of sites falling within each flood zone.

Sites not proposed for allocation

Sites considered through the Issues and Options and Publication Draft stages of plan preparation but that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. Many sites sit outside of Leeds’ Settlement Hierarchy so are not sustainable; others posed unacceptable harm in terms of impact on the Green Belt or other interests of importance. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. In the case of the Outer West HMCA, there are strong reasons for not allocating these sites. The most common reasons for the non-green belt sites include tree coverage, use as green space, inadequacy of highway access or inconsistent with the settlement hierarchy. These reasons also feature for the green belt sites, but the common green belt reasons include coalescence of settlements, dangers of sprawl into the countryside and isolated development in the green belt. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

The next part of this assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
1051	Newlay Bridge, off Pollard Lane, Newlay LS13	Not allocated as housing	y	20	0.6	4.86	90.73	95.59	54.91	
Site sieved out. Strategic Flood Risk Assessment Flood zone 3b										
1187	Rodley Fold Farm (land at), Rodley LS13	Not allocated as housing		1085	31.5	14.68	52.22	66.9	33.96	
Green Belt site. Large site, between a river and canal with no road frontage for access. It relates poorly to the settlement and if developed would considerably reduce the Green Belt between Horsforth and Rodley.										
1053B	Pollard Lane, Newlay LS13	Not allocated as housing		34	1.1	7.99	43.7	51.69	0.65	
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.										
1253	Rodley Fold Farm (land adjoining), Rodley LS13	Not allocated as housing		67	2.7	0	38.25	38.25	25.18	
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.										
3446		Not allocated as housing		50	1.6	11.42	26.93	38.35		
Green Belt. Site is close to urban area but removed, being set by the railway line. Development would relate poorly to settlement. Despite this being brownfield its promxity to the railway line and sprawl along the side of the track would be out of character with the area and result in isolated development.										
3377B	Hough Side Road	Not allocated as housing		120	4.6	1.39	16.36	17.75		
Green Belt site. Site B is heavily wooded, has no road frontage and relates poorly to the existing settlement.										
3124	Tyersal Beck East, Pudsey	Not allocated as housing		94	3.6	3	15.43	18.43		
Located in the Green Belt and is isolated from the main urban area.										
4210	Spring Lea Farm, Troydale, Pudsey	Not allocated as housing		208	7.9	1.14	4.98	6.12		
Green Belt site. The site does not connect to the urban area and development would not relate to the settlement.										
3388	Butterbowl Works, Ring Road, Leeds, LS12 5AJ	Not allocated as housing		59	1.7	14.42	2.42	16.84		
In existing employment use, adjoining main road. Site should be retained as employment.										
CFSM008	Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ	Not allocated for mixed use		0	1.6	14.28	2.16	16.44		
In existing employment use, adjoining main road. Site should be retained as employment.										
3041	Bradley Lane and Gibraltar Lane, Pudsey	Not allocated as housing		77	2.9	0.82	0.94	1.76		

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
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.										
3040	Tyersal Beck, North of Gibraltar Mill, Pudsey	Not allocated as housing		91	3.5	0.12	0.9	1.02		
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.										
157	Red Lane - Edroyd House, Farsley	Not allocated as housing		5	0.5	0	0	0		
Site contains one large dwelling. Rest of site heavily treed. Set in conservation area. No development opportunity										
306	Pollard Lane, LS13	Not allocated as housing		129	4.9	0	0	0		
Green Belt site. Site is heavily wooded. Highways concerns regarding access along Pollard Lane and poor accessibility.										
308	Stony Royd - The Manor, Farsley	Not allocated as housing		24	1.5	0	0	0		
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.										
1060B	Houghside Pudsey LS28	Not allocated as housing		30	1	0	0	0		
Green Belt site. Steep gully within wider valley, no road frontage.										
1073B	Owlcotes Farm, Pudsey	Not allocated as housing		73	2.4	0	0	0		
Isolated site and part is steeply sloping. Highways concerns re access. Sites topography offers strong defensible boundary for any potential development on 1073A										
1085	Coal Hill Lane (land on north side of), Rodley	Not allocated as housing		138	2.2	0	0	0		
The site falls within N11 (Other Protected Open Land). Development of the site would encroach into the open corridor of land to the east of Bagley Lane. Highways do not support development.										
1117	Calverley (land east and west of)	Not allocated as housing		166	7.4	0	0	0		
Green Belt site. 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 and the site is within a conservation area. Development would significantly impact on the trees and footpath.										
1123A	Foxhole Lane (land off), Calverley	Not allocated as housing		102	4.5	0	0	0		
Green Belt site. Local preference not to allocate it as other sites considered more favourably.										
1123B	Foxhole Lane (land off), Calverley	Not allocated as housing		149	6.6	0	0	0		
Green Belt site. Development of site would be unrelated to the existing settlement form and set a precedent for further sprawl into Green Belt and would result in a significant extension to Calverley.										
Site sieved out. Not within settlement hierarchy										
1150	Town Street (land off), Stanningley LS28 North Park Road Town Street, Stanni	Not allocated as housing		105	3.5	0	0	0		

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
Site in existing employment use, in existing employment area. Continuation of employment uses preferable. Visibility at access would require third party lane, no highway support without that land.										
1171A	Whitehall Road (south of) - Harpers Farm	Not allocated as housing		0	6.3	0	0	0		
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.										
1183	Turkey Hill (land at), Pudsey LS28	Not allocated as housing		60	2.3	0	0	0		
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.										
1192	Green Top (land adjoining), Pudsey LS28	Not allocated as housing		20	0.6	0	0	0		
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.										
1193B	Rodley Lane (land at) - Calverley Lane, Calverley LS19	Not allocated as housing		108	6.3	0	0	0		
Green Belt site. The site currently separates Calverley and Rodley. Preventing coalescence of settlements is one of the purposes of Green Belts. Some of the trees are the subject of a tree preservation order (TPO).										
1212	Pollard Lane (land at), Bramley LS13	Not allocated as housing		63	2	0	0	0		
Green Belt site, situated to the north of the built up area, in a green corridor alongside the river and canal. Development would breach barriers protecting this and set a precedent for encroaching of this area running from the city centre west. Highways objections over access to the site and quality of the highway, narrow carriageway beyond site frontage that can't be improved.										
1213	Pudsey Houghside WWTW, off Tong Road, East Side Court LS28 9ND	Not allocated as housing		232	8.7	0	0	0		
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.										
1250	Elmfield Way (Unit 1), Bramley	Not allocated as housing		31	0.9	0	0	0		
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.										
1273	New Farnley (land north and west of)	Not allocated as housing	y	407	15.5	0	0	0		
Site sieved out. Not within settlement hierarchy										
1328	Roker Lane (land to south of), Pudsey , LS28	Not allocated as housing		35	1.1	0	0	0		
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.										

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
Site no longer available as planning permission granted for a supermarket on site.										
1342	Kilburn Road, Farnley	Not allocated as housing		10	0.6	0	0	0		
Greenspace on West Leeds Gateway SPD.										
1343B	Harper Gate Farm, Tyersal Lane, Bradford BD4 ORD	Not allocated as housing		223	9.9	0	0	0		
The majority of the site is within the Green Belt. Site is not well related to the settlement and would result in a significant encroachment into the countryside.										
2076	Farnley Hall, Farnley LS12	Not allocated as housing	y	779	29.7	0	0	0		
Site sieved out. Not within settlement hierarchy										
2159	Whitehall Road, Craven Park, Farnley	Not allocated as housing		0	21.7	0	0	0		
Green Belt site. Isolated site unconnected to the built up area. Development would affect the Green Belt gap between Farnley and the urban area.										
3001	Land at Upper Moorside, Whitehall Road Farnley	Not allocated as housing		245	10.9	0	0	0		
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.										
3048	Land to rear of Kent Close, Pudsey	Not allocated as housing		62	2	0	0	0		
Development of site would lead to unrestricted urban sprawl into the Green Belt.										
3403	Bankhouse Lane	Not allocated as housing		30	1.3	0	0	0		
Green Belt site. No defensible Green Belt boundary, could set a precedent for further sprawl into the Green Belt.										
3458	Wood End Farm, South of Whitehall Road, Farnley	Not allocated as housing	y	0	13.3	0	0	0		
Site sieved out. Not within settlement hierarchy										
4038	Heights Drive, Bramley	Not allocated as housing		18	0.5	0	0	0		
The site is designated as N1 protected green space on the existing UDP. Highways concerns re access (no road frontage).										
4041	Wyther Park Hill, Bramley	Not allocated as housing		34	1.1	0	0	0		
Site identified in the LOSSRA as green space. An important piece of green space in the area to be retained.										
4042B	Raynville Road/Raynville Crescent, Bramley (West)	Not allocated as housing		90	3	0	0	0		
Green space site to be retained and up graded.										
4045	Daleside Road, Thornbury, South	Not allocated as housing		313	10.7	0	0	0		
Green Belt site. Slopes steeply towards railway. Development would represent a significant incursion into Green Belt.										
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										

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
to highway.										
4050	Holly Park Mills, Calverley	Not allocated as housing		8	0.3	0	0	0		
Too small to allocate on its own. Car park serving existing industry so not considered suitable for development.										
4051	Hill Top Moor	Not allocated as housing		28	0.8	0	0	0		
To be retained as greenspace.										
4168	Palmer Nursery, Caverley	Not allocated as housing		126	4.8	0	0	0		
Green Belt site. Set away from urban area with the Ring Road acting a strong defensible barrier. Residential development not appropriate in this location and could create further urban sprawl.										
4202	Roker Lane, Pudsey	Not allocated as housing		114	4.4	0	0	0		
Green Belt site. Development may put pressure on further sprawl into the green belt.										
4203	Crossfield Farm, LS28	Not allocated as housing	y	290	13.8	0	0	0		
not within settlement hierarchy.										
4204	Cliff Hill Quarry, Wortley	Not allocated as housing		74	2.5	0	0	0		
No access possible within site, would need to be enlarged to connect to highway. Green space area still in use.										
4214	Aire Valley Court, Leeds	Not allocated as housing		16	0.5	0	0	0		
Retain as employment										
4226	Whitehall Road, Farnley	Not allocated as housing	y	34	1.3	0	0	0		
New Farnley is not within the settlement hierarchy. Site is not connected to the urban area.										
5004	Calverley Lane, Farsley	Not allocated as housing		145	5.5	0	0	0		
Green belt site with agricultural use. Road frontage to east, tree lined boundaries. Set away from urban area and any development would have significant impact on the green belt and reduce the gap between Calverley and Rodley.										
5159	Land at Arthur Street Stanningley	Not allocated as housing		65	1.4	0	0	0		
The site has a NRW safeguarded site at it's centre which cannot be allocated for housing. Removing this section from the site leaves an unsuitable remainder which can't be allocated.										
5169	Land at Woodhall Road Pudsey	Not allocated as housing		92	3.5	0	0	0		
New site - no decision yet										
5170	Land at Sunnybank Lane Pudsey	Not allocated as housing		45	1.4	0	0	0		
New site - no decision yet										
CFSM016	83-89, Bradford Road, Pudsey, Leeds LS18 6AT	Not allocated for mixed use		0	0.7	0	0	0		
Site has planning permission for residential development										

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
4227	Leeds & Bradford Road, Bramley	Not allocated as housing		371	14.1	0.01	0	0.01		
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.										
3039	115-127 Waterloo Road, Pudsey	Not allocated as housing		37	1.2	0.42	0	0.42		
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 site could set a precedent for further Green Belt sprawl.										
xHG1-159	Springfield Mill and Craven Mill, Stanningley Road, Bramley	Identified housing permitted		72	0.6	0	0	0		

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

Sites contributing to meeting needs

Sites with low flood risk – zone 1

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites within the Outer West HMCA are within flood zone 1. In total these sites can deliver 3,880 dwellings of the 4,700 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that development on land of higher flood risk may be justified for allocation as insufficient housing land is available in the HMCA on land of lower flood risk.

Table 2: Sites within flood zone 1

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
					Proportion of site within flood zone				
HG1-132	Ross Studios, Rodley Lane, Rodley, Leeds	Identified housing (permitted)	8	0.1	0	0	0		
HG1-133	Calverley Lane, Farsley	Identified housing (permitted)	70	2.8	0	0	0		
HG1-134	Bagley Lane, Farsley	Identified housing (UDP)	45	1.7	0.04	0	0.04		
HG1-135	Springfield Iron Works, Bagley Lane, Farsley	Identified housing (permitted)	11	0.4	0	0	0		
HG1-137	Cherry Tree Drive, Farsley	Identified housing (UDP)	13	0.5	0	0			
HG1-138	Cherry Tree Drive, Farsley	Identified housing (UDP)	10	0.4	0	0			
HG1-139	Whitecote Hill LS13	Identified housing (permitted)	5	0.2	0	0	0		
HG1-140	The Old Vic, 17 Whitecote Hill, Bramley, Leeds	Identified housing (permitted)	6	0.3	0	0	0		
HG1-141	Hayley's Yard, Upper Town Street Bramley	Identified housing (permitted)	10	0.2	0	0	0		
HG1-142	Broad Lane (139) - Salvation Army, Bramley	Identified housing (UDP)	83	0.7	0	0			
HG1-143	Victoria Park Avenue, Bramley	Identified housing (permitted)	21	0.8	0	0			
HG1-144	Broad Lane, Bramley LS5	Identified housing (permitted)	19	0.9	0	0			
HG1-145	Canal Wharf, Wyther Lane LS5	Identified housing (permitted)	84	1.1	0.14	0	0.14		
HG1-146	Former Lord Cardigan Public House, Hough Lane, Bramley, Leeds	Identified housing (permitted)	8	0.2	0	0	0		
HG1-147	Bramley District Centre LS13	Identified housing (permitted)	21	0	0	0	0		
HG1-148	Former Raynville Hotel, Raynville Drive, Bramley, Leeds, LS13 2QE	Identified housing (permitted)	14	0.3	0	0	0		
HG1-149	New Street, Farsley, Pudsey, LS28 5DJ	Identified housing (permitted)	10	0.3	0	0	0		
HG1-150	Newlands - Farsley Celtic AFC, Farsley	Identified housing (permitted)	14	3.7	0	0	0		
HG1-151	Land And Premises Opposite 60 To 68, Half Mile Lane, Stanningley, Pudsey	Identified housing (permitted)	12	0.3	0	0	0		
HG1-152	Broad Lane - Westfield Mill LS13	Identified housing (permitted)	133	2	0	0			
HG1-153	Brown Cow Ph Stanningley Rd Pudsey	Identified housing (permitted)	18	0.2	0	0	0		
HG1-154	Fairfields, Fairfield Grove, Bramley	Identified housing (permitted)	16	2.8	0	0	0		
HG1-155	Elder Road / Swinnow Road LS13	Identified housing (permitted)	25	0.8	0	0			
HG1-156	Swinnow Road - land north of Morrisons	Identified housing (permitted)	25	0.7	0	0			
HG1-157	Elder Road, LS13	Identified housing (permitted)	22	0.4	0	0			
HG1-158	Town End Works, Bramley	Identified housing (permitted)	28	0.2	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-160	Hisco Works Aston Mount LS13	Identified housing (permitted)	5	0.1	0	0	0		
HG1-161	Charity Farm, Swinnow	Identified housing (UDP)	50	3.2	0	0	0		
HG1-162	Bradford Road (83-105), Stanningley	Identified housing (permitted)	78	1.2	0	0			
HG1-163	Vernon Place LS28	Identified housing (permitted)	8	0.1	0	0	0		
HG1-164	Town Street - Belgrave Works LS13	Identified housing (permitted)	78	2	0	0			
HG1-165	Dick Lane - Midpoint, Pudsey	Identified housing (permitted)	122	3.1	0	0	0		
HG1-166	Land off Waterloo Mount, Pudsey LS28	Identified housing (permitted)	22	0.5	0	0			
HG1-167	Ingham's Avenue, Waterloo Mount & Grove	Identified housing (permitted)	24	1	0	0			
HG1-168	Delph End, Pudsey	Identified housing (UDP)	38	1.4	0	0			
HG1-169	Land At Waterloo Road and Gibraltar Road, Pudsey	Identified housing (permitted)	29	1.1	0	0			
HG1-170	Waterloo Infants School, Waterloo Rd, Pudsey	Identified housing (permitted)	4	0.8	0	0			
HG1-171	9 Marsh, Pudsey	Identified housing (permitted)	5	0.3	0	0	0		
HG1-172	Occupation Lane, Pudsey	Identified housing (permitted)	83	2.7	0	0			
HG1-173	Cemetery Road, Pudsey LS28 7HH	Identified housing (permitted)	103	4	0	0	0		
HG1-174	Former Pudsey Grangefield School, LS28 7ND	Identified housing (permitted)	49	0.9	0	0			
HG1-175	Clifton Road, Pudsey	Identified housing (permitted)	3	0.3	0	0	0		
HG1-176	51-61 Mount Pleasant Road, Pudsey	Identified housing (permitted)	5	0.4	0	0			
HG1-177	Lane End, Pudsey	Identified housing (UDP)	20	0.7	0	0			
HG1-178	Lane End, Pudsey	Identified housing (permitted)	14	0.5	0	0			
HG1-179	Former Bowling Green, Intake Road, Pudsey	Identified housing (permitted)	4	0.2	0	0	0		
HG1-180	Former Garage Site, Harley Green	Identified housing (permitted)	8	0.5	0	0			
HG1-181	Pudsey Road, Bramley LS13	Identified housing (UDP)	10	1.4	0	0			
HG1-182	30 Tower Lane LS12	Identified housing (permitted)	5	0.1	0	0	0		
HG1-183	Moorfield Road -Tower Works LS12 3RS	Identified housing (permitted)	62	1	0	0			
HG1-184	Far Fold, Theaker Lane LS12	Identified housing (permitted)	46	1.3	0	0			
HG1-185	The Former Barleycorn, 114 Town Street, Armley, Leeds	Identified housing (permitted)	8	0.1	0	0	0		
HG1-186	Oddy's Yard Town Street LS12	Identified housing (permitted)	9	0.1	0	0	0		
HG1-187	43 Carr Crofts LS12	Identified housing (permitted)	7	0	0	0	0		
HG1-188	St Lawrence House, Pudsey	Identified housing (permitted)	11	0.2	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG1-189	Robin Lane/Longfield Road, Pudsey	Identified housing (UDP)	28	0.9	0	0			
HG1-190	Berry Mount, Wood Lane LS12	Identified housing (permitted)	12	0.6	0	0			
HG1-192	Land Off Tong Way, Farnley	Identified housing (permitted)	16	0.4	0	0			
HG1-193	Royal Oak, 40 Silver Royd Hill, Wortley, Leeds	Identified housing (permitted)	6	0.1	0	0	0		
HG1-194	Ashley Road LS12	Identified housing (permitted)	49	1.4	0	0			
HG1-195	120-122 Smalewell Road, Pudsey	Identified housing (permitted)	5	0.3	0	0	0		
HG1-196	Green Lane, Pudsey, Leeds	Identified housing (permitted)	14	0.6	0	0			
HG1-197	Land Off Fartown, Pudsey	Identified housing (permitted)	13	0.4	0	0	0		
HG1-198	Carlisle Road - Daytona Works, Pudsey LS28 8PL	Identified housing (permitted)	23	0.5	0	0			
HG1-199	Roker Lane, Hare Lane	Identified housing (UDP)	9	0.4	0	0	0		
HG1-200	Lumby Lane	Identified housing (UDP)	13	0.3	0	0	0		
HG1-201	Walmer Grove, Pudsey	Identified housing (permitted)	36	1.4	0	0			
HG1-202	WEASEL PH ROKER LANE PUDSEY	Identified housing (permitted)	12	0.2	0	0	0		
HG1-203	Lawns House, Chapel Lane, Farnley, Leeds, LS12 5et	Identified housing (permitted)	8	0.6	0	0			
HG1-204	Prospect House Fawcett Lne LS12	Identified housing (permitted)	12	0.1	0	0	0		
HG1-205	Fawcett Lane - Cliff House, LS12	Identified housing (permitted)	7	1.2	0	0			
HG1-507	Hillside Reception Centre Leeds and Bradford Road Bramley	Housing allocation	24	0.7	0	0			
HG2-200	Stanningley Road, Leeds	Housing allocation	22	0	0	0	0		
HG2-54	Upper Carr Lane (land off), Calverley	Housing allocation	18	0.9	0	0			
HG2-55	Calverley Lane, Calverley	Housing allocation	18	0.6	0	0			
HG2-56	Rodley Lane (land at) - Calverley Lane, Calverley LS19	Housing allocation	53	2	0	0			
HG2-59	Land at Rodley lane	Housing allocation	17	0.6	0	0			
HG2-61	Raynville Road/Raynville Crescent, Bramley (East)	Housing allocation	15	0.5	0	0			
HG2-63	Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3	Housing allocation	196	7.4	0	0	0		
HG2-64	Bradford Road, Sunnybank Lane, Pudsey	Housing allocation	22	0.6	0	0			
HG2-65	Daleside Road, Thornbury, North	Housing allocation	89	3.4	0	0	0		
HG2-66	Hill Foot Farm, Pudsey	Housing allocation	70	2.7	0	0	0		

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
HG2-67	Owlcotes Farm/Owlcotes Gardens Pudsey	Housing allocation	100	3.3	0	0	0		
HG2-68	Waterloo Road (land at), Pudsey LS28	Housing allocation	35	1.1	0	0			
HG2-69	Dick Lane Thornbury	Housing allocation	206	7.5	0	0	0		
HG2-70	Tyresal Lane	Housing allocation	27	0.9	0	0			
HG2-71	Land off Tyersal Road, Pudsey	Housing allocation	33	1.1	0	0			
HG2-72	Land off Tyersal Court, Tyersal	Housing allocation	40	2.9	0	0	0		
HG2-73	Harper Gate Farm, Tyersal Lane, Bradford BD4 ORD	Housing allocation	283	9.2	0	0	0		
HG2-74	Station Street, Pudsey	Housing allocation	20	0.5	0	0			
HG2-75	Musgrave House Crawshaw Road Pudsey	Housing allocation	14	0.4	0	0			
HG2-76	Hough Side Road Pudsey	Housing allocation	160	5.5	0	0	0		
HG2-77	Regina House, Ring Road Bramley	Housing allocation	64	1.8	0	0			
HG2-80	Acres Hall Avenue Pudsey	Housing allocation	99	3.6	0	0	0		
HG2-81	Land off Gamble Lane	Housing allocation	200	7.6	0	0	0		
HG2-82	Wortley High School	Housing allocation	40	6.6	0	0	0		
HG2-83	Upper Wortley Road, Thornhill Road, Bramley	Housing allocation	18	0.5	0	0			
HG2-84	Oldfield Lane - Leeds City Boy's pitch, LS12	Housing allocation	61	1.7	0	0			
MX1-4	Town Street, Farsley, Pudsey, Leeds, LS28 5UJ	Identified mixed use (permitted)	12	3.3	0	0	0		
MX2-5	Waterloo Lane, Leeds	Housing allocation with mixed uses	20	1.2	0	0			
EG1-15	Intercity Way Stanningley Ls13	Identified employment (UDP)		0.5	0	0	0		
EG1-16	Tong Road/pipe & Nook La Ls 12	Identified employment (permitted)		0.2	0	0	0		
EG1-17	DSL House Wortley Moor Road Upper Wortley LS12 4JE	Identified employment (permitted)		0.3	0	0	0		
EG1-18	Carr Crofts Drive Armley Moor Ls 12	Identified employment (UDP)		0.2	0	0	0		
EG1-19	Allocated Site Chelsea Close Leeds 12	Identified employment (permitted)		0.9	0	0	0		
EG1-66	Land Adjacent To Canada Dry Intercity Way Stanningley Pudsey	Employment allocation (general)		0.8	0	0	0		
EG2-6	Land Rear of Stanningley Field Close, Swinnow	Employment allocation (general)		0.5	0	0	0		
EG2-7	Stanningley Road & Swinnow Road, Pudsey	Employment allocation (general)		0.4	0	0	0		
EG2-9	Expansion Land At Emballator Ltd Phoenix Way Bd4	Employment allocation (general)		1.2	0	0	0		
			3880						

The Sequential Test

In the Outer West HMCA 3,880 dwellings can be achieved on sites within zone 1 flood risk, leaving 820 dwellings to be found from the 4,700 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. These sites are listed in Table 3 below, which provides a capacity of 110 dwellings. Deducting these from the 820 dwellings that are still needed means that a further 710 dwellings still need to be found to achieve the 4,700 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. In Outer West there are two sites that qualify as shown in Table 4, so that 205 dwellings can be deducted from the 710 target leaving 505 dwellings needed to meet the 4,700 target.

Looking next at sites with a meaningful amount of land in EA Zone 3a, these are set out in Table 5 and provide for a total capacity of 515 dwellings. This means that the 4,700 target has been achieved with a surplus of 10 dwellings which means that all the sites in Outer West have passed the sequential test. Therefore, collectively they pass the flood risk sequential test, but need to be assessed individually in terms of the Exception Test.

Surface water and other sources of flooding

The Environment Agency Map for Flood Risk from Surface Water has been used to identify any potential surface water pathways that might affect the proposed sites (see the map extract in Appendix 2), however it is essential that for all developments there is no increase in the rate of surface water run off. This requirement is applied through the Natural Resources and Waste Local Plan Policy Water 7 which also seeks for developments to use sustainable drainage wherever practicable

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 3b	RI
					Proportion of site within flood zone				
HG2-205	Stonebridge Mills, Farnley	Housing allocation	75	3.6	3.27	18.9	22.17		
MX2-6	Wortley Low Mills Whitehall Road	Housing allocation with mixed uses	35	2.5	3.21	17.3	20.51		
			110						

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 3b	RI
HG1-131	Pollard Lane LS13	Identified housing (permitted)	136	2.2	35.88	10.43	46.31	0	
HG2-58	Airedale Mills, Rodley	Housing allocation	69	1.9	98.36	0.46	98.82	0.15	
			205						

Table 5: sites with a meaningful amount of land in EA Zone 3a

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 3b	RI
HG1-130	Harrogate Road - Stylo House Apperley Bridge Bradford BD10	Identified housing (permitted)	17	2.7	3.31	73.35	76.66		
HG1-136	Bank Bottom Mills, Farsley	Identified housing (permitted)	32	0.9	4.24	25.19	29.43		
HG1-191	249 Pudsey Road LS13	Identified housing (permitted)	5	0.1	0	100	100		
HG1-206	South Park Mills (15a 15 16 17) - Acrivan Ltd	Identified housing (permitted)	14	1.3	12.64	20.58	33.22		
HG2-53	Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge	Housing allocation	32	1.1	2.33	18.84	21.17		
MX1-3	Abbey Road - Kirkstall Forge LS5	Identified mixed use (permitted)	415	17.8	1.66	89.99	91.65	9.31	
			515						

Exception Test

The sites with land in flood risk zone 3a (listed in Tables 5) which pass the sequential need to be subject to the Exception Test.

OUTER WEST HMCA EXCEPTION TEST

Introduction

Para 102 of the NPPF requires that for those sites that have passed the Sequential Test and are proposed for a 'more vulnerable use', including residential, the sites must also pass the Exception Test.

For the Exception Test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, and
2. A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Results

There are 6 sites in the Outer West HMCA which require the Exception Test to be applied. These sites are:

HG1-206	South Park Mills (15a 15 16 17) – Acrivan Ltd
HG1-191	249 Pudsey Road LS18
HG1-136	Bank Bottom Mills, Farsley
HG2-53	Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge
HG1-130	Harrogate Road – Stylo House Apperley Bridge, Bradford BD10
MX1-3	Abbey Road – Kirkstall Forge LS5 (See North HMCA - site overlaps HMCAs)

Exception Test for Site HG1-206 South Park Mills (15a 15 16 17) – Acrivan Ltd	
Flood Risk Zone: Small parts of site in zone 2 and some 3a	
Proposed uses subject of Exception Test: Housing (14 Units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has a planning permission.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none">• The EA Flood Map indicates that the bottom of the site adjacent to Pudsey Beck is located within Flood Zones 2 and 3A.• Detailed modelling of Pudsey Beck should be able to provide flood levels at this location and this together with a detailed topographical survey will allow the extent of flood plain to be mapped more precisely.• No buildings should be located within the 1,000 year flood plain, or 9m away from the top of the batter of the beck, whichever is greater.• Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.	
Conclusion	
This site already has planning permission for which flood risk would have been a consideration.	

Exception Test for Site HG1-191 249 Pudsey Road LS18**Flood Risk Zone: Zone 2, some zone 3a****Proposed uses subject of Exception Test: Housing (5 units)****A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?****Yes****Explain how:** The site already has a planning permission.**B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?**

- The EA Flood Map indicates that the majority of the site is located within Flood Zone 3.
- Additional modelling of the beck (Pudsey Beck) is required in order to make a more accurate assessment of flood risk at the site.
- Any flooding is likely to be of short duration, (less than 2 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- Higher ground can be found immediately adjacent to the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
 - Building should be set back from the edge of the watercourse by at least 8m.
 - Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
 - Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
 - There is also a risk of flooding from other sources, such as sewers, water mains and surface water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.
 - In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere

Conclusion

This site already has planning permission for which flood risk would have been a consideration.

Exception Test for Site HG1-136 Bank Bottom Mills, Farsley	
Flood Risk Zone: Small areas of Zone 2 and Zone 3a	
Proposed uses subject of Exception Test: Housing (32 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The site already has planning permission and development is almost complete.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
Development virtually complete summer 2015.	
Conclusion	
This site is largely completed.	

Exception Test for Site HG2-53 Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge	
Flood Risk Zone: small areas of Zone 2 and Zone 3a	
Proposed uses subject of Exception Test: Housing (32 units)	
A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?	
Yes	Explain how: The sustainability appraisal of this site scores well on the social objectives of providing housing and social inclusion. It scores badly on the environmental objectives of greenspace, greenfield land, biodiversity, flood risk, landscape and agricultural land, but positively on transport accessibility and natural resources. Despite the limited positives, only 18% of the site is covered by Zone 3 flood risk which runs in a north-south arc through the western flank of the site.
B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?	
<ul style="list-style-type: none"> • The EA Flood Map indicates that part of the site is located within Flood Zones 3A. • Carr Beck runs in a culvert immediately to the West and the site could be at risk of flooding from this source – particularly if there is a blockage within the culvert. • Additional modelling work is needed in order to determine more precisely the location of any overland flow routes. • The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings. • The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users: • Any future development may need to incorporate a designated flood route through the site to allow overland flows to pass through the site safely, without risk of property flooding. • Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level. • Floor levels should be raised up above adjacent ground levels. • In terms of drainage, the site is classed as a 'green-field'. Any future development would have to incorporate SuDS measures to mimic greenfield runoff. 	
Conclusion	
Subject to an FRA being submitted alongside detailed development proposals and demonstrating that the development will be safe, will not increase flood risk elsewhere, and will apply a sequential	

approach to the layout of the site so that the built development is in the least risky parts, the proposed housing use on site HG2-53 is considered to have passed the Exception Test. The advice in Part B of the test above should be followed.

The site residential capacity of 32 in the Site Allocations Plan Issues and Options should have been 35 according to the standard calculation. Given that this site is adjacent to the Bradford urban area, a re-calculation allowing for 18% of the site not to have houses instead of the standard 10% means that 32 dwellings would be achievable.

Exception Test for Site 1337 Harrogate Road – Stylo House Apperley Bridge, Bradford BD10

Flood Risk Zone: Small parts of site in zone 2 and large part in zone 3a

Proposed uses subject of Exception Test: Housing (17 Units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	Explain how: The site already has a planning permission and development is almost complete.
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- Development virtually complete summer 2016.

Conclusion

This site already has planning permission for which flood risk would have been a consideration.

Exception Test for Site HG1-191 249 Pudsey Road LS18

Flood Risk Zone: Zone 2, some zone 3a and small areas of 3b

Proposed uses subject of Exception Test: Housing (5 units)

A: Does the development provide wider sustainability benefits to the community that outweigh flood risk?

Yes	Explain how: The site already has a planning permission.
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B: Has a FRA demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall?

- The EA Flood Map indicates that the majority of the site is located within Flood Zone 3.
- Additional modelling of the beck (Pudsey Beck) is required in order to make a more accurate assessment of flood risk at the site.
- Any flooding is likely to be of short duration, (less than 2 hours), hence it is likely that people could remain inside buildings at first floor level, if they are unable to evacuate the site.
- Higher ground can be found immediately adjacent to the site.
- The depth and velocity of flooding at the site during extreme events (> 1 in 100yrs return period) is unlikely to present a risk of structural damage to buildings.
- The measures described below, explain how the flood risk will be reduced in order to make the site safe for its users:
 - Building should be set back from the edge of the watercourse by at least 8m.
 - Flood resilient construction should be utilised, where appropriate. For example, concrete ground floors should be used in preference to timber. Electrical sockets, fuse boxes, control equipment and wiring should be located at least 1.5 metres above floor level. Electrical cables should come down the wall to raised sockets rather than be located below ground level.
 - Floor levels should be raised above the 100 year flood level, as per LCC's Minimum Development Control Standards.
- There is also a risk of flooding from other sources, such as sewers, water mains and surface

water run-off. This needs to be considered during detail design. It is expected that flood risk from these sources will be reduced by setting finished floor levels above adjacent ground levels.

- In terms of drainage, the site is classified as 'brownfield'. Any redevelopment would have to comply with current SuDS policy which requires run-off from brownfield sites to revert back to greenfield rates. This will help to reduce flood risk elsewhere

Conclusion

This site already has planning permission for which flood risk would have been a consideration.

Employment Sites

Sequential Test

Sites that are allocated under the Aire Valley Leeds Area Action Plan have been subject to their own Sequential Test set out in a separate paper, however they still contribute towards meeting the employment land target.

Employment Targets

1. The Core Strategy outlines a need for further employment land throughout the lifetime of the plan. Unlike housing this requirement is district wide rather than being split into areas across the city. For general employment (B2-B8 uses) a minimum of 493 hectares is required. For Office development the Core Strategy has a target of 1 million sqm which comprises existing identified office development with planning permission and an additional 160,000 sqm of new floorspace in or on the edge of the city centre and town centres.
2. Land to meet these targets will be identified and allocated in the Site Allocations Plan and the Aire Valley Leeds Area Action Plan. Sites already allocated in the Natural Resources and Waste Local Plan 2013 also contribute towards meeting the employment land target. The employment sites proposed are listed in the tables below along with the proportion of each site that is in a flood zone. Sites in flood zone 1 are considered first and where the target cannot be met, sites in flood zone 2 are considered and then if needed – sites in flood zone 3a. Sites that are not proposed for allocation are listed along with the reason why the site is not proposed for allocation. Reasons include sound planning factors such as the site being in an isolated green belt location or having planning permission for an alternative use.
3. The tables below have used the Environment Agency Flood Map November 2016 to establish percentages of sites falling within each flood zone.
4. Employment uses are considered less vulnerable to flood risk than housing, so employment use may be a preferable alternative to housing use on a site with high flood risk. The sequential test for employment sites considers those sites that meet city-wide and Aire Valley requirements for general employment land and office space.

Sites allocated in the Natural Resources and Waste Local Plan which contribute towards the employment land target

Site Ref	Address	Status	Ha	EA2	EA3	EA SUM	SFRA 3b	SFRA RI
NRW21	Bridgewater Road South	Rail siding and associated employment allocation	7.5	13.78	26.55	40.33	22.85	
NRW20	Skelton Grange Road	Wharf and associated employment allocation	3.1	0	100	100		
NRW183	Cinder Oven Bridge	Waste allocation	4.2	38.87	50.93	89.8		
NRW200	Former Skelton Grange Power Station Site	Waste allocation	11.10					
NRW201	Former Wholesale Market, Newmarket Approach	Waste allocation	6.7					
NRW 202	Knostrop WWTW land, Temple Green	Waste allocation	10.31					
NRW 93	Lingwell Gate Lane, Thorpe	Waste safeguarded	3.2	0	0	0		
NRW 43	Plot 460 Howley Park Industrial Estate	Waste safeguarded	1.15	0	0	0		
			47.26					

Sites allocated or identified for general employment use in the Aire Valley Area Action Plan

Site Ref	Site Name	HMCA	ha	EA2	EA3	EA Sum	SFRA 3b	SFRA RI
AV42	Riverside Place, Bridgewater Road	East	0.8	0	0	0		
AV45	Gibraltar Island Road	Inner	1.1	0	100	100		
AV47	South Point, South Accomodation Road	Inner	0.5	0	100	100		
AV50	Snake Lane	East	0.8	0	0	0		
AV51	Knowsthorpe Way	East	0.8	0	0	0		
AV52	Newmarket Lane	East	2	0	0	0		
AV54	Belfry Road	East	2	0	0	0		
AV55	South of Pontefract Road	East	0.5	0	0	0		
AV56	Land off Knowsthorpe Road	East	3	0	0	0		

Site Ref	Site Name	HMCA	ha	EA2	EA3	EA Sum	SFRA 3b	SFRA RI
AV57	Plot 2A, Thornes Farm Business Park	East	1	0	0	0		
AV58	Plots 2B, Thornes Farm Business Park	East	1.1	0	0	0		
AV59	Plot 5, Thornes Farm Business Park	East	2.7	0.05	0	0.05		
AV60	Plot 6, Thornes Farm Business Park	East	2.4	0	0	0		
AV61	North site, Thornes Farm Way	East	1.9	22.18	58.2	80.38		
AV62	South site, Thornes Farm Way	East	0.9	53.52	44.48	98		
AV63	Logic Leeds (Skelton Moor Farm)	East	46.4	1.69	21.79	23.48		
AV64	Temple Green	East	69.6	7.97	2.64	10.61		
AV65	Pontefract Road / Newmarket Approach	East	0.4	0	0	0		
AV66	Former Pittards site, Knowsthorpe Gate	East	5.2	0	0	0		
AV67	Skelton Grange (North)	East	11.8	23.18	0	23.18		
AV68	Skelton Grange (South)	East	7.3	93.79	0	93.79		
AV69	Symingtons Plot, Far Lane, Thornes Farm Business Park	East	5	0	0	0		
AV70	2 Pontefract Lane	East	0.4	0	0	0		
AV71	Thwaite Gate & Sussex Avenue	East	0.4	0	0	0		
AV72	North of Haigh Park Road	East	1.3	12.42	87.58	100		
AV73	Former Post Office building, Skelton Grange Road	East	3.3	0	100	100		
AV74	Former Playing fields, Skelton Grange Road	East	1	0	100	100		
AV75	Pontefract Road, North of M1 J44	East	5.6	0	0	0		
AV76	Haigh Park Road	East	2.9	0.23	99.77	100		
AV77	Pontefract Road / Haigh Park Road	East	0.8	0	100	100		
AV78	Haigh Park Road / Pontefract Road	East	1.2	0	100	100		
AV79	Adj M621 J7, Stourton	East	1.2	0	0	0		
AV80	Stock Bros, Pontefract Road	East	1.4	0.17	44.51	44.68		
AV92	William Cooke Castings, Cross Green Approach	East	4.7	0	0	0		
AV93	Unit 4 Queen Street Stourton	East	0.2	0	0	0		
AV113	Former Leeds College of Building, Intermezzo Drive, Stourton	East	1.6	0	0	0		
			193.2					

Proposed General Employment Sites in Flood Zone 1

Site Ref	Site Name	HMCA	ha	EA2	EA3	EA Sum	SFRA 3b	SFRA RI
EG1-1	Coney Park Harrogate Rd Yeadon LS19	Aireb	14.73	0	0	0		
EG1-3	White House Lane Yeadon LS20	Aireb	4.6	0	0	0		
EG1-4	Adj Westfield Mills Yeadon	Aireb	0.1	0	0	0		
EG1-5	Park Mill Leeds Road, Rawdon	Aireb	4.34	0	0	0		
EG1-7	Pool Road Otley LS21 1EG	ONW	0.3	0	0	0		
EG1-8	Land at Rudgate Walton Wetherby	ONE	0.7	0	0	0		
EG1-9	Units 512 & 515 Thorp Arch Trading Estate Wetherby LS23 7BJ	ONE	1.6	0	0	0		
EG1-10	Holmecroft York Road LS13 4	ONE	2.3	0	0	0		
EG1-15	Intercity Way Stanningley LS13	OW	0.5	0	0	0		
EG1-16	Tong Road/Pipe & Nook Lane LS12	OW	0.2	0	0	0		
EG1-17	DSL House Wortley Moor Road, Upper Wortley, LS12 4JE	OW	0.3	0	0	0		
EG1-18	Carr Crofts Drive, Armley Moor LS12	OW	0.2	0	0	0		
EG1-19	Allocated Site Chelsea Close LS12	OW	0.9	0	0	0		
EG1-20	Long Close Industrial Estate, Dolly Lane, Burmantofts	Inner	0.2	0	0	0		
EG1-25	139 Gelderd Road LS12	Inner	0.2	0	0	0		
EG1-31	Holme Well Road Middleton LS10 4SL	Inner	0.2	0	0	0		
EG1-32	Coal Road Seacroft LS 14	East	3.7	0	0	0		
EG1-34	Land off Bullerthorpe Lane LS15	East	0.1	0	0	0		
EG1-35	Ph2 Hawks Park North Newhold Aberford Road Garforth	OSE	12.99	0	0	0		
EG1-36	Ph1 Warehouse Hawks Park North Newhold Aberford Road Garforth	OSE	4.08	0	0	0		
EG1-37	Proctors Site New Hold Garforth	OSE	1.1	0	0	0		
EG1-38	Ash Lane Procter Bros Site	OSE	0.4	0	0	0		
EG1-39	Exstg Works At Proctors Site New Hold Garforth	OSE	0.2	0	0	0		
EG1-40	New Hold Est Garforth Plot 17	OSE	0.3	0	0	0		
EG1-41	New Hold Est Garforth Plot 9	OSE	0.2	0	0	0		

Site Ref	Site Name	HMCA	ha	EA2	EA3	EA Sum	SFRA 3b	SFRA RI
EG1-42	New Hold Est Garforth Plot 3-5	OSE	0.6	0	0	0		
EG1-43	Unit3 Peckfield Business Park Micklefield	OSE	1.5	0	0	0		
EG1-44	Peckfield Business Park Micklefield	OSE	7.3	0	0	0		
EG1-45	6A & 7 Astley Way Swillington	OSE	0.7	0	0	0		
EG1-46	Former Pack Horse Inn Gelderd Road LS12	OSW	0.3	0	0	0		
EG1-47	R/o Nina Works Cottingley Spring Gelderd Road LS27	OSW	0.6	0	0	0		
EG1-48	Opp Ravell Works Gelderd Road Wortley LS12	OSW	5	0	0	0		
EG1-50	Unit A Bracken Park & Overland Industrial Estate Gelderd Road Gildersome LS27	OSW	2.6	0	0	0		
EG1-51	Units B C & D Bracken Park & Overland Industrial Estate Gelderd Road Gildersome LS27	OSW	0.8	0	0	0		
EG1-52	Wakefield Road Gildersome	OSW	3.6	0	0	0		
EG1-53	R/o Epsom Court Bruntcliffe Avenue Morley LS27	OSW	0.3	0	0	0		
EG1-55	Adj Ravenheat Ltd Chartists Way Morley	OSW	0.1	0	0	0		
EG1-56	Plots 210-220 Howley Park Ind Est Morley	OSW	3.5	0	0	0		
EG1-57	Plots 410 & 420 Howley Park Road East Morley LS27	OSW	1.8	0	0	0		
EG1-58	Howley Park Ind Est Morley	OSW	1.9	0	0	0		
EG1-60	Topcliffe Lane Tingley LS27	OSW	1.3	0	0	0		
EG1-63	Avenue D Thorp Arch T E	ONE	4.3	0	0	0		
EG1-64	Wighill Lane & Rudgate, Thorp Arch Ind Estate	ONE	3.5	0	0	0		
EG1-65	Avenue D & E Thorp Arch Estate	ONE	8.1	0	0	0		
EG1-68	Unit 204 Avenue C Thorp Arch Estate, Wetherby	ONE	1.12	0	0	0		
EG1-66	Land Adjacent To Canada Dry Intercity Way Stanningley Pudsey	OW	0.81	0	0	0		
EG1-72	Land to side Netherfield Mills, Netherfield Road, Guiseley	Aireb	0.4	0	0	0		
EG2-6	Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow	OW	0.5	0	0	0		
EG2-7	Stanningley Road & Swinnow Road, Pudsey	OW	0.4	0	0	0		
EG2-9	Expansion Land At Emballator Ltd Phoenix Way BD4	OW	1.2	0	0	0		
EG2-13	Tulip Street Beza Street LS10	Inner	0.5	0	0	0		
EG2-16	Parkside Lane LS11	OSW	3.7	0	0	0		

Site Ref	Site Name	HMCA	ha	EA2	EA3	EA Sum	SFRA 3b	SFRA RI
EG2-19	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	OSW	26.8	0	0	0		
EG2-20	Fall Lane East Ardsley WF3	OSW	0.6	0	0	0		
EG2-21	Lingwell Gate Lane, Thorpe	OSW	3.7	0	0	0		
EG2-23	Land At Nepshaw Lane Asquith Avenue Gildersome	OSW	29	0	0	0		
EO1-41	Airport West Ph3 Warren House Lane Yeadon LS19	Aireb	0.5	0	0	0		
EG1-27	Brown Lane LS 12	Inner	1	0	0	0		
EG1-28	Brown Lane LS 12	Inner	0.2	0	0	0		
EG1-26	Land Inc Plot 7 The Piggeries Brown Lane West LS12	Inner	0.1	0	0	0		
EG1-22	S/o 30 Springwell Road Holbeck LS12	Inner	0.4	0	0	0		
EG2-11	Former Co-op Dairy Depot Gelderd Road LS12	Inner	1.6	0	0	0		
EG2-10	Land at Brown Lane West Holbeck	Inner	1.5	0	0	0		
EG1-23	Former Lord Nelson Inn 22 Holbeck Lane Holbeck	Inner	0.1	0	0	0		
EG2-14	Royds Service Station Royds Lane Beeston	OSW	0.3	0.04	0	0.04		
EG2-27	Former ice-cream factory Manston Road	East	3.43	0	0	0		
EG1-69	Leeds College of Building, Parkside Lane	OSW	0.33	0	0	0		
EG1-70	Scattergood and Johnson Ltd, Lowfields Road	Inner	1.24	0	0	0		
EG2-26	Leeds College of Technology, Westland Rd. Beeston	OSW	2.03	0	0	0		
EG2-36	Land at Armley Road/ Wellington Road, Leeds	Inner	0.82	0	0	0		
EG1-71	Capitol House, Bruntcliffe Way, Morley	OSW	1.54	0	0	0		
EG1-72	Land adjacent to Netherfield Mills, Guiseley	Aireb	0.4	0	0	0		
EG1-73	Land at Howley Park Trading Estate	OSW	3.15	0	0	0		
EG3	Land at Carlton Moor/ Leeds Bradford Airport	Aireb	36.23	0	0	0		
MX2-39	Parlington	ONE	5.0	0	0	0		
MX2-38	Barrowby Lane, Manston, LS15	East	10.0	0	0	0		
MX2-37	Site of Burton Business Park, Burmantofts	Inner	4.3	0	0	0		
			245.14					

Employment sites in flood zone 1 provide 245.14 ha of general employment floorspace.

Proposed General Employment Sites in Flood Zone 2

Site Ref	Site Name	HMCA	ha	EA2	EA3	EA Sum	SFRA 3b	SFRA RI
EG1-24	48-52 Springwell Road Holbeck LS12 1AW	Inner	0.2	4.96	0	4.96		
EG2-22	Leathley Road & Cross Myrtle Street LS11	CC	0.2	0.63	0	0.63		
EG1-67	S/o Premier House Ring Road Royds Lane LS12	OSW	0.3	2.46	0	2.46		
EG1-62	Bristol Street Motors Bridge Road Water Lane	CC	0.7	100	0	100		
			1.4					

Employment sites in flood zone 2 provide 1.4 ha of general employment floorspace.

Proposed General Employment Sites in Flood Zone 3a

Site Ref	Site Name	HMCA	ha	EA2	EA3	EA Sum	SFRA 3b	SFRA RI
EG1-11	Unit 2 St Anns Mills Off Commercial Road Kirkstall	North	0.2	0	100	100		
EG1-13	Former Gas Holder Station Burley Place Leeds LS4 (note this site flooded on Boxing Day 2015)	North	0.5	6.97	93.03	100		
EG1-14	LCC Depot Off Viaduct Road LS4	North	0.3	8.68	91.32	100		
EG2-2	Land off Ilkley Road, Otley	ONW	0.5	82.08	17.92	100	3.2	
EG2-3	Land off Ilkley Road, Otley	ONW	0.5	26.66	73.34	100	10.38	
EG2-12	Gelderd Road LS12	Inner	1	8.24	88.17	96.41		
EG2-25	Wortley Low Mills, Whitehall Road	OW	1.7	3.21	17.3	20.51		
MX2-35	Temple Works	CC	3.1	57.28	9.15	66.43		
			7.8					

Employment sites in flood zone 3 provide 7.8 ha of general employment floorspace.

This makes a total of **494.8 ha** of general employment land provision, which achieves the core strategy target.

Table E2a: General Employment Sites with Low Flood Risk Not Allocated for Employment with Reasons

Site Ref	Site Name	HMCA	ha	Reason
2800611	LCC Depot Off Green Lane Yeadon	Aireb	1.5	Site is not available. It is in use as a LCC highways Depot.
2900895	Airport West Ph4 Warren House Lane Yeadon LS19	Aireb	1	Not available. Site removed from supply as detached restaurant scheme approved under 14/03387/FU at Airport West Business Park, Warren House Lane, Yeadon.
3203490	R/o Woodville Garage York Road Whinmoor LS14	East	0.4	Permission for housing 08/04/2015 (14/03560/FU). Supersedes unimplemented consent for demolition and erection of industrial units (08/05072/FU).
3203230	Former Vickers Factory Manston Lane LS15	East	20.5	Proposed for residential allocation. Developer interest expressed through planning application for residential use (14/02514/OT and 14/02521/FU).
3203231	Residential Scheme At Former Vickers Defence Factory Manston Lane LS15	East	5	Residential scheme approved 16/03/2009 (08/03440/OT) and 02/12/2011 (11/02315/RM).
AV102	Site at Cross Green Way and Approach and Knowsthorpe Way and Road	East	32.5	Not available. Site already is existing employment use.
AV105	Sludge Lagoons, south of Knowsthorpe Lane	East	25.8	Not suitable / deliverable. Site of former sludge lagoon for Knostrop WWTW now capped and re-vegetating. High remediation costs. Unviable for employment use.
AV106	National Grid Site adj ex Skelton Grange Power Station	East	7.3	Not available. Site occupied by a large electricity sub-station.
AV103	Site at Pontefract Lane / Newmarket Approach	East	6.3	Not available. Site already is existing employment use.
AV53	Neville Hill Sidings	East	6.2	Not suitable. Rejected as a NRW site. Insufficient certainty about delivery because of highway access and amenity constraints.
AV108	Land north of Pontefract Road, Bell Hill	East	3.6	Not deliverable. Feasibility study identified substantial highway constraints. It is estimated that necessary highway works will cost over £5million.
AV109	Land opposite Thornes Farm Approach	East	4.6	Not available. The landowner, Yorkshire Water, have indicated they require site for operational use.
3400360	Land off Preston Terrace Sheepscar Leeds	Inner	0.4	Site currently 'land locked' by other owners and uses. Uncertainty over future availability.
EMP00303	Denso Marston 49-59 Armley Road	Inner	2.2	Not available. Permission for retail use.
2202170	Holme Well Road Middleton LS10	Inner	0.2	The site is part of a large ASDA store.
2104690	Unit 4, Tristram Centre, Brown Lane West, LS12 6BP	Inner	0.9	Site appears to be newly developed. Includes 2104460 and 2104690.
2001200	Land at Elland Road Holbeck	Inner	4.2	The site is currently used as a Park and Ride with the residual area having permission for an ice rink.
2601360	Ex-woodside Quarries Clayton Wood Road LS16	North	13.1	UDP employment allocation. However, outline consent for a housing-led mixed use 'urban village' granted March 2010. Not suitable for B2-B8.
2601811	Moor Grange West Park LS16	North	0.7	Not suitable for employment. UDP employment allocation. However, land-locked

Site Ref	Site Name	HMCA	ha	Reason
				site within a Local Nature Reserve (LNR 026).
3104030	Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby	ONE	1.4	Site is already in active general employment use.
3104400	Sweep Farm Boston Road Wetherby LS22 5DX	ONE	0.4	Isolated Green Belt location, not suitable for allocation. Planning permission for B8 use now expired.
EMP00326	Thorp Arch Trading Estate	ONE	85.2	Landowner is promoting the site for housing so no longer available for employment allocation.
3104420	Land At Sandbeck Lane Wetherby LS23	ONE	0.5	Site built out in 2011. Would not contribute to employment land supply for the plan period
3104020	Sandbeck Lane Wetherby LS22	ONE	6.3	Not available. Site required for residential use.
2901230	East Chevin Road Otley LS21	ONW	1.5	Site was an employment allocation in the UDP, however it is considered more appropriate as a housing site (see proposed housing allocation HG2-14).
2901530	Wharfedale Fabrication Coal Yard, Station Rd, Arthington	ONW	0	Site is too small for allocation and has existing employment uses on site.
2201750	Pontefract Road Rothwell	OS	6.6	The site has an existing employment use and therefore cannot contribute to additional supply.
3305200	Lotherton Way & Ash Lane Garforth	OSE	0.7	Unsuitable site. UDP employment allocation but unsuitable because of highway constraints and drainage issues.
3305370	Aberford Road Garforth	OSE	1.8	Unsuitable site. UDP employment allocation but unsuitable because of highway constraints and drainage issues.
2201920	Former Brick Works Lingwell Gate Lane Thorpe WF3	OSW	2.7	Not suitable for development as site provides a buffer between residential development and employment site.
2201921	Former Brick Works Lingwell Gate Lane Thorpe WF3	OSW	2.4	Site has been built out as residential.
2301552	Bruntcliffe Lane Morley	OSW	1.2	Availability for employment development uncertain.
2403250	Carr Crofts Tong Rd LS12	OSW	0.2	Site unavailable as currently occupied for employment purposes.
2304490	Howley Park Road East LS27	OSW	0.9	Site unavailable as currently occupied for employment purposes.
2503200	Waterloo Road & Gibraltar Road Pudsey	OW	1.1	Site has planning permission for residential development so is unavailable for employment uses
2403270	Whitehall Park Whitehall Road LS12	OW	2	Remove site as it is in current use for materials recycling.
2500550	Round Hill Pudsey	OW	1	Planning permission has been granted for residential development on site.
2501400	Stanningley Station LS28	OW	3.1	Site is in use as a timber and building merchants and should therefore be removed.
2502510	Off Tyersal Lane Tyersal BD4	OW	11.1	Site identified for housing. Former employment allocation. Remove
2501410	Providence Mills, Viaduct Street, Stanningley, Pudsey	OW	0.5	Site is in use. Doesn't appear underdeveloped. Remove
2403210	Wyther Lane LS5	OW	1.1	Site not available following permission for residential.
EG1-21	Trent Road Torre Road LS9	Inner	8.6	Completed prior to 2012

Table E2b: Sites with High Flood Risk Not Allocated for Employment

Site Ref	Site Name	HMCA	ha	EA2	EA3	EA Sum	SFRA 3b	SFRA RI
AV104	Land west of Bridge, Thwaite Lane, Stourton	East	0.4	0	100	100	89.11	
AV107	Land East of Bridge, Thwaite Lane, Stourton	East	0.5	0	100	100	99.4	
AV110	South of Knowsthorpe Lane (East Site)	East	13.5	10.19	12.89	23.08	10.47	
2403100	Abbey Rd Adj R Aire Leeds 5	OW	1.2	0	100	100	0.83	
2003190	Ex LCC Depot Viaduct Road LS4	Inner	0.6	0	100	100	1.15	
2104720	Ring Road Beeston/Gelder Road LS12	Inner	4.1	1.75	96.81	98.56		
2105060	Land at Sydenham Street Holbeck	Inner	1.6	8.14	79.09	87.23		
2002611	Wellbridge Industrial Estate Graingers Way Ls12	Inner	0.5	68.23	0	68.23		
3400920	Bayswater No.1 Arundel Leeds	Inner	0.4	5.37	17.74	23.11		
2404191	Premises Of A Taylor & Son Weaver Street Ls4	North	0.5	5.8	91.12	96.92		
2005500	Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter	CC	1.1	6.76	30.19	36.95		
2802310	Low Mills Guiseley Ls19	Aireb	7.2	2.22	25.84	28.06		

Table E3: Proposed Office Sites

The table of office sites does not include mixed use sites, these have been included in the housing sequential test. Because offices are a less vulnerable use than housing if they have passed the housing sequential test then they have also passed the sequential test for office use, consequently they have not been listed in the tables below.

Office totals contributed by Aire Valley Leeds Area Action Plan sites:

Site Ref	Site Name	Sqm	ha	EA2	EA3	EA Sum	SFRA 3b	SFRA RI
AV10	Armouries Drive, Leeds Dock	4130	0.9	0	100	100		
AV11	Former Alea Casino, The Boulevard, Leeds Dock	5890	0.2	0	100	100		
AV44	Unit 5 Nelson House, Quayside Business Park, George Mann Road	1059	0.4	0.13	99.57	99.7		
AV81	Leeds Valley Park	46000	23.9	0	0	0		
AV31	Cross Green Lane / Echo Phase 3	6290	0.2	0	0	0		
		63369						

Office totals contributed by sites in flood zone 1:

Site Ref	Site Name	Sqm	ha	EA2	EA3	EA Sum	SFRA 3b	SFRA RI
EO1-1	Warren House Lane Harrogate Rd Yeadon Ls19	3000	0.8	0	0	0		
EO1-2	Ph3 Rawdon Park Green Lane Yeadon	510	0.2	0	0	0		
EO1-3	Park Hill Farm Park Hill Studio Walton Road Wetherby	579	0.5	0	0	0		
EO1-6	Bodington Business Park Otley Road Ls16	24375	4.4	0	0	0		
EO1-8	Former John Peters Armley Road	2245	0.7	0	0	0		
EO1-10	Tristram Centre Brown Lane West Ls12	650	0.1	0	0	0		
EO1-14	Plot 4500 Century Way Thorpe Park Ls15	6310	2	0	0	0		
EO1-15	Plot 4400 Park Approach Thorpe Park Ls15	360	0.9	0	0	0		
EO1-16	Plot 3175 Century Way Thorpe Park Ls15	3000	0.6	0	0	0		
EO1-17	Ph1a Offices Hawks Park North Newhold Aberford Road Garforth	1860	3.8	0	0	0		
EO1-22	R/o Arlington Business Centre Millshaw Park Avenue Ls11	3280	0.4	0	0	0		
EO1-23	Millshaw Park Lane Leeds LS11 OLT	6265	2.3	0	0	0		
EO1-24	Phase 2c Capitol Park Tingley Common Tingley Wf3	4400	1	0	0	0		

EO1-26	6 Queen Street And 28a York Place LS1	8070	0.2	0	0	0		
EO1-37	Land adjacent Tower Court, Armley Road bounded by Pickering Street and Canal Road, Armley	1780	0.5	0	0	0		
EO1-38	St Anthonys Road Beeston	3295	2.9	0	0	0		
EO1-39	Phase 3 Capitol Park Tingley Common Wf3	1600	2.4	0	0	0		
EO1-40	Buildings behind Park Hill farm, Walton Road, Wetherby	1050	0.1	0	0	0		
EO1-41	Airport West Ph3 Warren House Lane, Yeadon, LS19	2564	0.5	0	0	0		
EO1-42	Ex-Metro-Holst site	19535	0.54	0.03	0.4	0		
		94728						

Office totals contributed by sites in flood zone 2:

Site Ref	Site Name	Sqm	ha	EA2	EA3	EA Sum	SFRA 3b	SFRA RI
EO1-11	City West Office Park Gelderd Road Leeds 12	4160	1.4	32.30	8.63	40.93		
EO1-30	Adj West Point Wellington Street LS1	22680	0.4	100	0	100		
EO1-33	1 Victoria Place Holbeck LS11 5AN	660	0.2	88.89	11.11	100		
EO1-35	10 - 11 Sweet Street Holbeck LS11 9DB	7900	0.9	74.03	0	74.03		
EO1-36	Criterion Place	12596	0.6	92.1	7.9	100		
EO2-2	Site of Planet Online Ltd, Gotts Road, New Wortley	20370	0.5	100	0	100		
EO2-9	Land east of Crown Point retail park, Butterley Street, Hunslet	6000	0.3	100	0	100		
		74366						

Office totals contributed by sites in flood zone 3a:

Site Ref	Site Name	Sqm	ha	EA2	EA3	EA Sum	SFRA 3b	SFRA RI
EO1-4	Low Lane Horsforth	8302	1.2	1.72	12.76	14.48		
EO1-5	Office Element Corn Mill Fold, Low Lane, Horsforth LS18	540	0.1	24.58	72.54	97.12		
EO2-6	Car Park between Wellington Street and West Street, Leeds	22300	0.7	9	91	100		
EO1-7	471 Kirkstall Rd LS5	500	0.1	0	100	100		
EO1-9	Kirkstall Road - Maxis Restaurant site	7330	0.3	7.37	75.36	82.73		
EO1-31	Whitehall Riverside Whitehall Road LS1	9690	1.7	0	100	100	2.2	
EO1-32	Flax Warehouse (formerly Marshall House) Marshall Street LS11	390	0	0	100	100		

49052

A total of **281,515 square metres** of office floorspace is proposed to be identified or allocated, with the remainder made up of office proposals on mixed use sites.

Table E4a: Office sites with Low Flood Risk Not Allocated for Employment with Reasons

Site Ref	Site Name	HMCA	Sqm	Reason
EMP00283	Kidacre Street, Motorcycle Training Area	CC		Blighted by HS2 Route.
2005640	Leeds Club Albion Place	CC		Not available because site has become fully established as a conference and hospitality venue.
2005670	Crown Street - White Cloth Hall LS2	CC		Site suited to mixed retail development without offices. Duplicates SHLAA site 2008 which concluded no scope for residential in a retail/heritage led scheme.
2005690	Meadow Lane frontage - Apex Business Park	CC		Blighted by HS2 Route.
2004790	9, 10 & 12 South Parade Leeds LS1 5QS	CC	9150	Offices (09/02975/FU) – Completed 01/03/2012 - before the base date of the plan.
2005050	11-14 Bond Court LS1	CC	200	Change of use 09/03717/FU completed before base date of plan.
3203180	Red Hall Lane LS17	East		Out of centre location. Residential proposed.
3203123	Colton Mill Bullerthorpe Lane LS15	East	60	Already converted to a five bedroom dwelling.
2603880	Royal Park Primary School Queens Road LS6	Inner	660	Site to be used for Open Space. No longer available.
2602360	St Marks Church St Marks Road LS6	Inner		Has been historic interest in conversion to offices, but the site is constrained by listed status and burial ground.
3400301	Hill Top Works Buslingthorpe Lane LS7	Inner		Site was in employment use. Recent interest for residential expressed.
2802330	Office Element High Royds Hospital Redevelopment, Bradford Road, Guiseley	Aireb		Not deemed to be an acceptable location for office use. Subsequent consent for residential granted.
CFSE003	Land Between Apex View, Dewsbury Road & Meadow Road, Leeds	Inner		Located in a major road gyratory. Site may be constrained by efficient access on and off the M621 slip roads. However existing office development adjacent to site.
2004990	Jack Lane/grape Street Hunslet LS10	Inner	1440	Site already developed for employment use.
2603710	Site 4 Oatland Lane Meanwood LS7	Inner	160	Permission for 3 retail units.
2103480	Tulip Street Beza Street LS10	Inner	14500	Completion under 13/04073/FU for Change of use of units 5 and 6 (A1 retail) to gymnasium (D2). Not additional employment land or floorspace.
2103560	Site B Old Run Road LS10	Inner	6410	Completed under 13/02488/FU on 04/07/2014 for change of use from warehousing (B8) to industrial (B2) but change between uses within general employment means it is not identified as a completion of additional employment.
3203370	S/o Howson Algraphy Ring Road Seacroft Ls14	Inner		Out of centre location no longer considered suitable for offices.
3002680	355 Roundhay Road, Leeds	North	580	The site is not available for employment. Permission for petrol filling station (13/00296/FU).

Site Ref	Site Name	HMCA	Sqm	Reason
3401980	Mansion & Former Kitchen Garden Gledhow Park Drive	North		A UDP Employment site. However, the site is not available as permission for residential was extended Nov 2013 (13/03145/EXT).
3104100	Adj Former Linton Springs Hotel Sicklinghall Road Wetherby LS22	ONE		Site appears to have been recently converted into residential use as such it is not likely to be available for employment use. The site would create an isolated development within the Green Belt with poor transport links. Out of centre location.
3103830	Deighton Rd Wetherby	ONE	1210	Site not available. Required for residential use. Current planning application for 13 apartments pending.
3104060	Units A-d Cromwell Park York Road Wetherby LS22	ONE	800	Site unavailable. Northern section of the site has been fully built out (as 2004 PP). The southern part has permission for nightclub (extension of The Engine Room)
3104330	S/o Travellers Rest Inn Harewood Road Collingham Wetherby	ONE	430	Not available for employment use. Recent consent for a nursery development post dates the previous office permission
3203170	Residual Land At Temple Point Bullerthorpe Lane LS15	OSE		UDP employment allocation. However, not available as the site has permission for 86 houses (12/01422/FU).
2303459	Peel Mills Commercial Street Morley LS27	OSW	430	Site not available due to residential and office development.
2201930	Thorpe Hall Thorpe Lane Thorpe WF3	OSW		Out of centre location. Site is a historic building falling into disrepair. Negotiations are continuing to release land for housing to fund repair of the house.
2302530	Rods Mills Lane - High St Morley	OSW		Site proposed for housing
2401060	Former Loco Shed Site Off Royds Lane LS 12	OSW		Site unavailable as being developed as full residential scheme for 154 dwellings under 14/00521/RM.
2303441	Warehouse Units Adwalton Business Park Wakefield Road Drighlington BD11	OSW	580	Not available for employment due to existing new building.
2100562	Manor Mill Lane LS11	OSW	3790	Completion of change of use to ambulance service response unit. Not additional employment land so not allocated.
2304500	Unit 1 Adwalton Business Park 132 Wakefield Road Drighlington BD11 1DR	OSW	560	Not available for employment due to existing, new building on site
2502500	Midpoint Dick Lane Thornbury Bd4	OW		Remove. Site under construction for residential development.
2502721	83-99 Bradford Road Stanningley Ls28	OW		Remove. Planning permission granted for 92 flats and a two storey office block.
2502940	Richardshaw Drive Pudsey Ls28	OW		Planning permission granted 25/428/04/FU for 7 two storey office units in 3 blocks with 60 car parking spaces. Built and in use. Remove site no longer available.
2403820	Swinnow Road Bramley Ls13	OW	2663	More recent planning permission for housing development makes the site unavailable for employment uses.
2402880	Cubic Business Centre Stanningley Road Ls13	OW	1150	Site is currently in employment use - permission 09/00695 completed
2501640	Lane End Terrace Pudsey	OW	975	Current employment site with planning permission for employment purposes. Retain
EO1-27	Extension At Cloth Hall Court Infirmary Street LS1	CC	4350	Completed before 2012
E01-34	Warehouse Sweet Street LS11	CC	13515	Now part of the Burberry development (deleted to avoid double counting)

Table E4b: Office sites with High Flood Risk Not Allocated for Employment

Site Ref	Site Name	HMCA	Sqm	ha	EA2	EA3	EA Sum	SFRA 3b	SFRA RI
AV110	South of Knowsthorpe Lane (East Site)	East		13.5	10.19	12.89	23.08	10.47	
2005580	Manor Court Manor Road Leeds	CC		0.1	100	0	100		
2004179	S/o 20-22 Manor Road Holbeck LS11	CC	909	0.4	100	0	100		
2005010	Globe Road Leeds LS11	CC	280	0.2	9.24	90.76	100		
2004330	Land Off Manor Road Ingram Row & Sweet Street	CC	10275	1.9	100	0	100		
2005030	Arches 1 - 8 Church Walk LS2	CC		0.2	3.97	56.35	60.32		
2000721	Kidacre Street - former gas works site	CC		4.3	33.76	3.11	36.87		
2004730	Office Elements Harewood Quarter LS2	CC	9260	6.8	1.54	33.58	35.12		
2201970	Adj Dunford House Green Lane Methley Ls26	OSE	270	0.4	0	100	100	0.01	
CFSE002	Land at Newton Lane, Allerton Bywater, WF10 2AA	OSE		9.3	24.18	5.35	29.53	1.19	
3402830	Land at Regent Street/Skinner Lane Leeds	Inner	10316	1	0.07	98.59	98.66		
2701350	S/o Troy Mills Troy Road LS18	North	1140	0.6	0.28	11.95	12.23		

SURFACE WATER FLOODING

Surface water flooding occurs when the rainfall intensity exceeds the ability of the ground to absorb the water and when the drainage system is at full capacity. It commonly occurs during high intensity, short duration, rainfall. The resulting flooding is more often localised in nature, rather than wide scale flooding usually associated with river (fluvial) flooding.

The Environment Agency has undertaken modelling of surface water flood risk at a national scale and produced mapping identifying those areas at risk of surface water flooding during three annual probability events: 3.3% AEP (1 in 30 chance of flooding in any one year), 1% AEP and 0.1% AEP. The latest version of the mapping is available on the Environment Agency website, and is referred to as '**Risk of Flooding from Surface Water**'. The data for the Leeds District is presented here by HMCA and should be considered alongside the Flood Risk comments in the Site Allocations Plan. Additional flood risk mitigation measures, such as raised floor levels, may be required for sites that are shown to be at risk from surface water flooding. This should be addressed within the developer's Flood Risk Assessment.

All sites within the Plan are required to comply with Council's Policy WATER 7 of the Natural Resources and Waste Local Plan regarding the need to reduce the rate of surface water run-off from the site, post-development

GYPSY AND TRAVELLER FLOOD RISK SEQUENTIAL AND EXCEPTION TESTS

This part of the flood risk sequential test (and if necessary exceptions test) looks at the Gypsy and Traveller and Travelling Showpeople proposals within the Submission Draft version of the Site Allocations Plan.

1. Background

Flood Risk and Gypsy and Traveller sites

In terms of flood risk vulnerability the National Planning Practice Guidance (NPPG) defines Gypsy and Traveller and Travelling Showpeople sites as 'Highly Vulnerable' given that sites comprise of caravans, mobile homes and park homes intended for permanent residential use. It should be noted that Gypsy and Traveller and Travelling Showpeople sites have a greater vulnerability to flood risk than sites for settled housing which are classed as 'more vulnerable'. Consequently it is not appropriate to locate Gypsy and Traveller sites in Flood Zone 3 and an Exception Test must be undertaken for any sites located in Flood Zone 2, in line with national guidance.

Overview of Gypsy and Traveller and Travelling Showpeople need in Leeds

Policy H7 of the adopted Leeds Core Strategy (CD2/1) sets a requirement for 62 Gypsy and Traveller pitches and 15 Travelling Showpeople plots for the plan period up to 2028. The Gypsy and Traveller pitch requirement is separated further into Council managed provision (25 pitches), private provision (28 pitches) and negotiated stopping provision (9 pitches) to meet the identified need in Leeds. A small number of sites also form part of the existing Gypsy and Traveller supply in Leeds. The Site Allocations Plan is seeking to protect these sites solely for Gypsy and Traveller use although they do not contribute towards meeting the identified needs. Consequently these 'protected' sites do not form part of the sequential test. The sites are listed in Appendix 1 for reference. The Gypsy and Traveller and Travelling Showpeople pitch/plot needs are district wide targets and no separate HMCA based targets exist. This paper demonstrates how Leeds City Council has taken a sequential approach to avoid flood risk in the allocation of Gypsy and Traveller and Travelling Showpeople sites.

2. Methodology

The sequential test ensures that new development is steered to areas with the lowest probability of flooding. For the purposes of the proposed Gypsy and Traveller allocations a separate sequential test has been undertaken for both Council managed and private Gypsy and Traveller sites as well as a separate test for Travelling Showpeople sites as these have distinct separate need targets attributed to them.

A sequential test has not been undertaken for the negotiated stopping provision needs. Negotiated stopping differs from typical transit site provision as it does not include the allocation of permanent 'transit' site(s). The negotiated stopping approach involves the Council managing a varying pool of sites which can be made available at short notice. These sites will be used for a short temporary period of time when a need for negotiated stopping is encountered. This pool of sites will be continually updated and managed by the Council over the plan period. Nevertheless, one of the criteria used to select negotiated stopping sites will be to ensure that they are not situated in areas of high flood risk.

The sequential test also considers alternative sites which were submitted for consideration by landowners or developers. However, these sites have been otherwise considered by the Council during the course of plan preparation and have been discounted for various suitability reasons. Sites which were not submitted by a willing landowner specifically for Gypsy and Traveller use were not considered to form reasonable alternatives and have not been included within the lists of alternative sites. A list of these 'not available' sites can be found in the housing background paper (EB8/1). There is no opportunity to consider bringing forward any of these alternative sites instead of any proposed sites that do have flood risk.

The flood risk sequential test for settled housing used site percentage parameters to establish whether a particular site contained a meaningful amount of land within areas of flood risk. These were at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. This was based on the established SHLAA methodology and recognised that there is generally a greater desire to maximise developable areas on smaller sites. It highlights that not all of a site is required for built development to meet density/capacity requirements and that in most cases small areas of flood risk can easily be avoided when developing a site.

Gypsy and Traveller sites are different in nature to settled housing sites and no such agreed methodology exists. Gypsy and Traveller sites tend to be small in nature and there is no set size for a pitch or plot or density requirements established in planning policy. In terms of the existing Council run Gypsy and Traveller site in Leeds, Cottingley Springs has a typical pitch size of approximately 350 square metres. However, at Kidacre Street the pitch sizes tend to be much smaller at 150-250 square metres. Pitches on private Gypsy and Traveller sites and plots on Travelling Showpeople sites also vary significantly in terms of size. Consequently there is a significant level of flexibility possible in the laying out of Gypsy and Traveller sites which means that small areas of flood risk can be avoided when the site is developed. This is particularly dependant on the number of pitches proposed on a particular site, however in contrast to settled housing there is no such pressures to maximise development on sites on Gypsy and Traveller sites. In Leeds there is a desire to deliver a wider spread of smaller sites in order to help promote peaceful co-existence within the settled community and offer a

greater range of sites. The majority of the Gypsy and Traveller sites are proposed to be developed with low pitch numbers. It must also be noted that some of the Gypsy and Traveller site boundaries have been drawn to make logical sense on the ground. In most instances where an element of flood risk exists these boundaries could have been re-drawn to exclude areas of flood risk however, these would have created artificial boundaries which did not follow obvious existing physical features.

Consequently given the flexibility of pitch size and layout for Gypsy and Traveller sites a threshold of 25% has been used to establish whether a particular site contained a meaningful amount of land within areas of flood risk. The tables below have used the Environment Agency Flood Map data (November 2016) to establish percentages of sites falling within each flood zone. Only if there are not enough suitable or reasonably available sites in Zone 1 will the Council consider sites in areas of higher flood risk.

3. Applying the Sequential Test

a. Council Managed Gypsy and Traveller provision - Site contributing to meeting needs

- Target = 25 pitches

Proposed sites predominantly within Flood Zone 1 (<25 %)

Site Ref	Address	Status	BF/GF	No of pitches	Size (ha)	EA2 %	EA3%	EA Sum%	SFRA 3b
HG6-1	Cottingley Springs, Gelderd Road, NR Gildersome	Allocation	BF	2	3.46	0.60	0.40	0.10	-
HG6-2*	Kidacre Street, City Centre	Allocation	BF	11	0.77	0.06	-	0.06	-
HG7-2	Land to the South of Tong Road, Wortley	Allocation	GF	5	0.58	-	19.90	19.90	-
Totals				18					
HG6-3**	Former Moored Training Centre, Tulip Street, Hunslet	Safeguarded provision	BF	8	0.72	2.28	7.83	10.11	-

*HG6-2 has temporary planning permission for 8 Gypsy and Traveller pitches for 10 years (expires 01.08.2026)

** HG6-3 is safeguarded for G+T use as a replacement for Kidacre Street (HG6-2) pending it's potential loss due to High Speed Rail 2 (HS2) development.

Assessment Analysis

These sites pass the sequential test, however the target of 25 pitches has not been met and it is appropriate to examine sites which lay in areas of higher flood risk (Flood Zone 2). It is noted that HG7-2 and HG6-3 contain noteworthy areas of flood risk. However, both of these sites contain less than 25% of the site in areas of higher flood risk and as such it is considered that the flood risk areas can be avoided in the layout of the site, particularly as these sites have a low number of pitches proposed in relation to the overall site area. In both instances the proposed number of pitches is low compared to the overall site size (maximum capacity). Consequently, the required number of pitches can be easily accommodated on the site, solely within the areas of lowest flood risk. A site requirement should be attached to both of these sites stating that no built development / caravans should take place within flood zone 2 and 3 areas.

Proposed sites within Flood Zone 2 - No sites

Proposed sites with a meaningful amount of land in flood zone 3

Site Ref	Address	Status	BF/GF	No of pitches	Size (ha)	EA2%	EA3%	EA Sum%	SFRA 3b%
HG7-1	West Dewsbury Tingley Wood, Road,	Allocation	GF	5	0.68	9.38	28.97	38.35	-

Assessment Analysis

Site HG7-1 is considered to contain a meaningful amount of land in flood zone 3. Consequently the site is contrary to Government guidance and does not pass the sequential test given the 'highly vulnerable' flood risk nature of Gypsy and Traveller sites. However, the proposed number of pitches is low compared to the overall site size (maximum capacity). Consequently, it is considered the required number of pitches can be easily accommodated on the site, solely within the areas of lowest flood risk. However, given the meaningful amount of flood zone land which lays within the site it cannot pass the sequential test unless a boundary amendment takes place. Once the boundary change has taken place the site would lay within flood zone 1 and would pass the sequential test.

Recommendation: Amend the site boundary of HG7-1 to exclude areas of flood risk.

Council Managed Gypsy and Traveller provision – Alternative sites

Alternative sites have been assessed for their potential to contribute towards the Council managed Gypsy and Traveller requirements. The alternative sites assessed are not considered to be suitable and/or deliverable within the plan period for the following reasons:

Address	Status	EA2	EA3	EA Sum	SFRA 3b	Justification for non-allocation
Ilkley Road, Otley	Not Allocated	30.54	13.18	43.72	0.44	<ul style="list-style-type: none"> • Access road to river with experience of past encampment – currently vacant • Significant areas of high flood risk
Land to the South of Leeds Road, Rothwell	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • Very difficult to access • Large site, difficult to contain development.
Land to the North of Ledston Luck	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • Poor access to services • Localised flooding
Cottingley Spring West Extension	Not Allocated	1.78	19.29	21.07	-	<ul style="list-style-type: none"> • Impact on neighbours • Secretary of State decision (dismissed appeal)
Land off Cranmore Drive, Belle Isle	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • Impact on greenspace • Difficult to self-contain and avoid spread • Area of existing settled housing
Telford Terrace, Hunslet	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • Designated allotment land in an area of deficiency • Directly opposite Methodist Church – parking issues
Land to the South of New Inn, Adwalton	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • No street frontage (poor access). • Small site
Land between Newmarket Approach and Waterloo Sidings	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • No access without impact on Leeds Cycle Way • Adjacent to railway line
Land off Priesthorpe Lane, Calverley	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • Electricity pylon on site • Access to ring road difficult
Land to the north of Crag Lane, Alwoodley	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • Adjacent to existing settled housing • Site is sloping and does not have any appropriate access options
Community Hall at Barkly Road, land at, Beeston	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • Desire to retain in local community use • Surrounded by existing settled housing
Manor Mill Lane	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • Within an industrial area. • Existing settled housing adjacent to the rear of the site at close quarters with privacy concerns arising.
Corner of Wade Street/Land Street, Farsley	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • Tiered and difficult to lay out • Conservation area

						<ul style="list-style-type: none"> • Privacy concerns
Pym Street/Donisthorpe Street	Not Allocated	96.65	3.35	100	-	<ul style="list-style-type: none"> • Industrial area with flyover running directly above • Likely to be issues with noise and health and safety • Flood risk
Haigh Park Road	Not Allocated	0.21	99.79	100	-	<ul style="list-style-type: none"> • Isolated site which is highly industrial in nature • High flood risk.
Land to the north of Thorpe Lane, Middleton	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • Pylons on site • Steeply sloping • Established industrial neighbours to the south
Otley Old Road	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • Very isolated and poor accessibility • Requires an easement to the beck • Airport noise
Bramham Road, Clifford	Not Allocated	1.86	-	1.86	-	<ul style="list-style-type: none"> • Open site with impact on Green Belt purposes • Isolated and does not adjoin the urban area Not screened
Ouzlewell Farm, Castle Gate, Nr Lofthouse	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • Long narrow access road. • Very remote location with poor accessibility to local services and facilities
Scholes Lane, Scholes	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • At rear of existing settled housing with overlooking and privacy concerns
Tyersal Lane, Pudsey	Not Allocated	-	-	-	-	<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
Bullerthorpe Lane, Colton	Not Allocated	-	-	-	-	<ul style="list-style-type: none"> • Heritage impact concerns • Unviable to develop

b. Private Gypsy and Traveller provision - Sites contributing to meeting needs

- Target = 28 pitches

Proposed sites predominantly within Flood Zone 1 (<25 %)

Site Ref	Address	Status	No of pitches	Size (ha)	EA2	EA3	EA Sum	SFRA 3b
HG6-4	Nepshaw Lane South, Morley	Allocation	1	0.05	-	-	-	-
HG6-9	Dunningley Lane, Middleton	Allocation	2	0.14	-	-	-	-
HG6-11	White Rose Farm, Whitehall Road, Gildersome	Allocation	2	0.18	-	-	-	-
HG6-12	Scarecrow Farm, Whitehall Road, Gildersome	Allocation	1	0.26	-	-	-	-
HG6-13	Urn Farm, Middleton Road, Middleton	Allocation	4	0.40	-	-	-	-
HG6-15	Thorpe Lane West, Tingley	Allocation	2	0.23	-	-	-	-
HG6-16	Thorpe Lane East, Tingley	Allocation	2	0.21	-	-	-	-
Total			14					

Assessment Analysis

These sites pass the sequential test, however the target of 28 pitches has not been met and it is appropriate to examine sites which lay in areas of higher flood risk (Flood Zone 2). However, no sites have been proposed within higher areas of flood risk.

Private Gypsy and Traveller provision – Alternative sites

Alternative sites have been assessed for their potential to contribute towards the private Gypsy and Traveller requirements. The alternative sites assessed are not considered to be suitable and/or deliverable within the plan period for the following reasons:

Address	Status	Justification for non-allocation
Land off Pawson Street, Robin Hood	Not Allocated	<ul style="list-style-type: none">• Unacceptable Green Belt impact.• Very large site difficult to contain development.
Land off Sandon Mount, Hunslet	Not Allocated	<ul style="list-style-type: none">• Very difficult to access• Large site, difficult to contain development.
The Old Telephone Exchange, Coal Road, nr Shadwell	Not Allocated	<ul style="list-style-type: none">• Unacceptable Green Belt impact.• Impact on character and appearance of the area.• Poor accessibility to services

c. Travelling Showpeople provision - Sites contributing to meeting needs

- Target = 15 Plots

Table 3: Proposed sites predominantly within Flood Zone 1 (<25 %)

Site Ref	Address	Status	No of plots	Size (ha)
HG8-1	Whitehall Road, Gildersome	Allocation	8	0.50
HG8-2	Town Street, Yeadon	Allocation	1	0.11
HG8-3	Land off Phoenix Avenue, Micklefield	Allocation	6	1.99
Total			15	

Assessment Analysis

All three sites have passed the sequential test and the target of 15 plots has been met by sites falling solely within flood zone 1.

4. Conclusion

The sequential test has been applied to all the Gypsy and Traveller and Travelling Showpeople allocations proposed within the submission draft version of the Site Allocations Plan. The application of the sequential test has demonstrated that all but one of the sites which the Council is promoting for Gypsy and Traveller and Travelling Showpeople use are either in flood zone 1 or on sites where the developable area can be adjusted to avoid areas of flood risk. The proposed Gypsy and Traveller site at West Wood, Dewsbury Road, Tingley (HG7-1) is currently considered to contain a meaningful amount of land in flood zone 3. The recommendation of this assessment is that the site boundary of the allocation is amended to exclude any flood risk areas. Once this boundary change has taken place the allocation would fall solely within flood zone 1 and pass the sequential test. Following the recommended alteration, all of the sites are considered to pass the sequential test and have avoided medium and high flood risk areas and therefore an exceptions test is not required.

Appendix 1 - Lists of sites which form the current Gypsy and Traveller supply (not part of sequential test)

Site Ref	Address	Site type (Council managed / private / Travelling Showpeople)	No of pitches (existing supply only)
HG6-1	Cottingley Springs, Gelderd Road, NR Gildersome	G&T: Council managed provision	41
HG6-4	Nepshaw Lane South, Morley	G&T: Private provision	1
HG6-5	Roseneath Place, Wortley	G&T: Private provision	1
HG6-7	Knotford Nook, Old Pool Road, Otley	G&T: Private provision	1
HG6-8	Springfield Villas, Gildersome	G&T: Private provision	2
-	Ninevah Lane, Allerton Bywater*	G&T: Private provision	2

* The land owner is no longer pursuing a G+T use on the Ninevah Lane site. The site is now proposed as an allocation for settled housing. The site will continue to form part of the G+T existing supply until the site is developed for housing.

Land at, New Birks Farm, Guiseley (HG2-1)

Potential Development Site

Preliminary Appraisal of Flood Risk

Prepared by:	Dr Kevin Tilford BSc MSc (Eng) PhD MBA C.WEM MCIWEM <i>Managing Director</i>
Project ref:	3412 – Mire Beck, Guiseley
Date:	14 June 2016
Version:	Final v1.0

1. This document has been prepared by Weetwood Services Ltd ('Weetwood') on behalf of Leeds City Council and presents a review of flood risk for a potential development site located at New Birks Farm, Guiseley.
2. The document has been prepared solely for and is confidential to Leeds City Council. Weetwood accepts no responsibility or liability for any use that is made of this document other than by Leeds City Council for the purposes for which it was originally commissioned and prepared.

Introduction

3. Leeds City Council is currently in the process of allocating sites for development in its Sites Allocation Plan.
4. The Council has endeavoured to avoid allocating sites at significant risk of fluvial flooding, especially those indicated by the EA Flood Map for Planning to be located in Flood Zone 3. However, to meet targets for housing growth, it may be necessary to allocate some sites that are known to be at high risk of fluvial flooding and/or risk of flooding from other sources such as surface water or groundwater.
5. A 10.84 hectare Greenfield site at New Birks Farm, Ings Lane, Guiseley (site ref: HG2-1) has been submitted for potential residential development for an estimated 285 dwellings.
6. To help inform the allocation decision making process, Weetwood has investigated flood risk to the site from fluvial, surface water and groundwater sources.

Site Description

7. The site is to the north of the settlement of Guiseley; lying at the foot of the hills that form the South Pennine Moors. It is currently in agricultural use and is bounded to the east by a railway line and Ings Lane, to the north by playing pitches and open farmland and to the west and south by existing residential development.
8. Mire Beck runs along the western boundary of the site. Beyond the boundary of Mire Beck there is existing housing with back gardens leading down to the Beck. The site is fairly level adjacent to Ings Lane but then slopes down towards the west.

9. According to Cranfield University's Soilscape soil mapping, soils at the site are slowly permeable and seasonally wet loams and clays with impeded drainage, prone to overland flow where fields are compacted or poached.
10. According to British Geological Survey mapping, superficial geology consists of Tills and Alluvial deposits (any of clays, silts, sands and gravels) overlying Grits and Sandstones.
11. The site will naturally drain to Mire Beck through the process of overland flow and shallow interflow.

Flood Risk Appraisal

Fluvial Flood Risk

12. A relatively small watercourse, Mire Beck, flows in a northerly direction adjacent to the western boundary of the site. To the west of the site the beck crosses under the A65 Bradford Road in a culvert; the beck then flows in an open channel to the northern point of the site where it crosses under a railway line in another culvert.
13. The Environment Agency (EA) Flood Map for Planning (Rivers & Sea) indicates that almost the entire site is located in Flood Zone 1, defined as land having a less than 1 in 1,000 annual probability of river flooding (low probability) with only the northernmost part of the site located in Flood Zone 3, defined as land having a 1 in 100 or greater annual probability of river flooding (high Probability); and Flood Zone 2, defined as land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (medium probability).
14. However, anecdotal evidence suggests that some of the land floods at least once or twice a year. As such, the Council's Flood Management Team believes that the Environment Agency and Leeds SFRA flood mapping significantly underestimates flood risk at the site and that it is likely that up to 75% of the site may actually be located within Flood Zone 3b, defined as land where water has to flow or be stored in times of flood (functional floodplain) with the remaining 25% in Flood Zone 1.
15. It is evident that the flood outline on the EA Flood Map for Planning is incomplete. This suggests that part of the watercourse has not been modelled (the EA Flood Map only maps river flooding where the river catchment area exceeds a predefined threshold). As such, the EA Flood Map is considered likely to be incomplete for the potential development site.
16. To more accurately assess fluvial flood risk, a 1D hydraulic model of Mire Beck has been constructed. The upstream extent of the modelled reach is the culvert under the A65 and the downstream extent is the culvert under the railway line. The modelled reach is based on twelve channel cross sections. Both culverts and the channel cross sections have been surveyed by Survey Operations specifically for the purpose of the modelling study.
17. Design inflows to the model have been estimated using the accepted industry standard ReFH2 approach. This approach estimates peak design flows and design hydrographs using physical catchment descriptors. The flood extents have been derived using the 1D Flood Map tool provided as part of the Flood Modeller software package with in-channel flood levels projected across ground levels derived from 1.0 m LiDAR data.

18. Modelled flood extents for the 1 in 2, 1 in 10, 1 in 20, 1 in 50, 1 in 100 and 1 in 1000 annual probability (AEP) flood events are presented on **Figure 2** and the 1 in 20, 1 in 100 and 1 in 1000 plus a 20% increase in peak flows to allow for climate change are presented in **Figure 3**.
19. The modelling illustrates that significant flooding of the site occurs in the 1 in 2 AEP event and that approximately 5.9 hectares of the site floods in the 1 in 20 AEP event, i.e. is in the functional floodplain. The findings are not particularly sensitive to climate change, in that the flood extents do not increase significantly when peak design flows are increased by 20%.
20. It is evident from **Figure 2** and **Figure 3** that the extent of flooding for the more extreme flood events (i.e. 1 in 100 and 1 in 1000 AEP events) is not significantly greater than for the lower magnitude events (i.e. the 1 in 50 AEP event and less).
21. The sensitivity of the site to flooding from Mire Beck is due to the low lying topography of much of the site and the relatively low conveyance capacity of the channel. Although not modelled, based on these model outputs it is likely that flooding from the beck could occur several times a year, which would accord with anecdotal reports from local residents.
22. It should be noted that as with any form of hydraulic modelling there are a number of limitations associated with the flood modelling which may result in overestimation of flood extents:
 - The catchment has been output directly from the FEH Web Service for the coordinates at the railway bridge. On closer inspection the catchment used may slightly overestimate the area of land which drains to the site.
 - The channel survey does not extend upstream of the A65 Bradford Road. Consequently, the model does not take into account storage upstream of the road.
 - The flood extents have been derived using the 1D Flood Map tool provided as part of the Flood Modeller software package. In-channel flood levels have been projected across 1.0 m LiDAR data which has not been validated against topographic survey.
 - 'Glass walling' occurs for all modelled events due to the flat topography across the floodplain.
 - The modelling approach includes a limited representation of conveyance across the floodplain and storage in the floodplain.
 - Dry islands < 200 sq m have been removed in accordance with the EA's approach to flood mapping.

Other Sources of Flood Risk

23. The Risk of Flooding from Surface Water map (**Figure 4**) indicates that a significant part of the site is at risk of flooding from this source, with two west to east overland flow pathways indicated.
24. BGS mapping (**Figure 5**) shows that the site is at 'Moderate' to 'Significant' risk of groundwater flooding.
25. According to EA mapping, the site is not at risk of flooding from reservoirs, canals or other artificial water impoundments.
26. However, based on the findings presented above, fluvial flood risk is considered to be the most significant source of flood risk to the site.

Implications on Site Developability

27. According to the National Planning Policy Framework, Less Vulnerable (e.g. retail, commercial), More Vulnerable (e.g. residential use) and Highly Vulnerable (e.g. caravans, mobile homes, park homes) land uses are not compatible with land located in Flood Zone 3b functional floodplain.
28. The land shown to be at risk of flooding in the 1 in 20 AEP event (functional floodplain) is not developable, according to national planning policy, regardless of whether the risk could be mitigated.
29. Based on the model outputs outlined above, the developable area of the site is restricted to the eastern half of the site which is shown to be in Flood Zone 1 (with a small area in Flood Zone 2), an area of approximately 5.0 hectares. As such the potential yield of the site is almost certainly less than the potential allocation quantum of 285 dwellings, and more likely to be 150 dwellings (not withstanding other potential constraints to development).
30. In flood risk terms, the eastern part of the site is considered to be developable subject to the potential implementation of the following flood risk mitigation measures:
 - Implementation of a surface water drainage system which restricts peak runoff rates and volumes from the development to existing Greenfield rates and volumes (and ideally less to provide betterment and reduce flood risk elsewhere).
 - Raise finished floor levels above ground levels to mitigate the risk of flooding from surface water and groundwater flooding.
 - Provide flood pathways through the site to mitigate the risk of surface water flooding and the risk of flooding in the event that the capacity of the drainage system is exceeded.

Summary

31. Hydraulic modelling of Mire Beck indicates that approximately 50% (5.9 ha) of potential development site (HS2-1) is located within the functional floodplain and, according to national planning policy should not be developed.
32. The remaining part of the site is indicated to be located in Flood Zone 1 and Flood Zone 2. This part of the site is considered, from a flood risk and drainage perspective, to be developable, subject to the implementation of measures to mitigate flood risk from all sources of flooding.

Figures

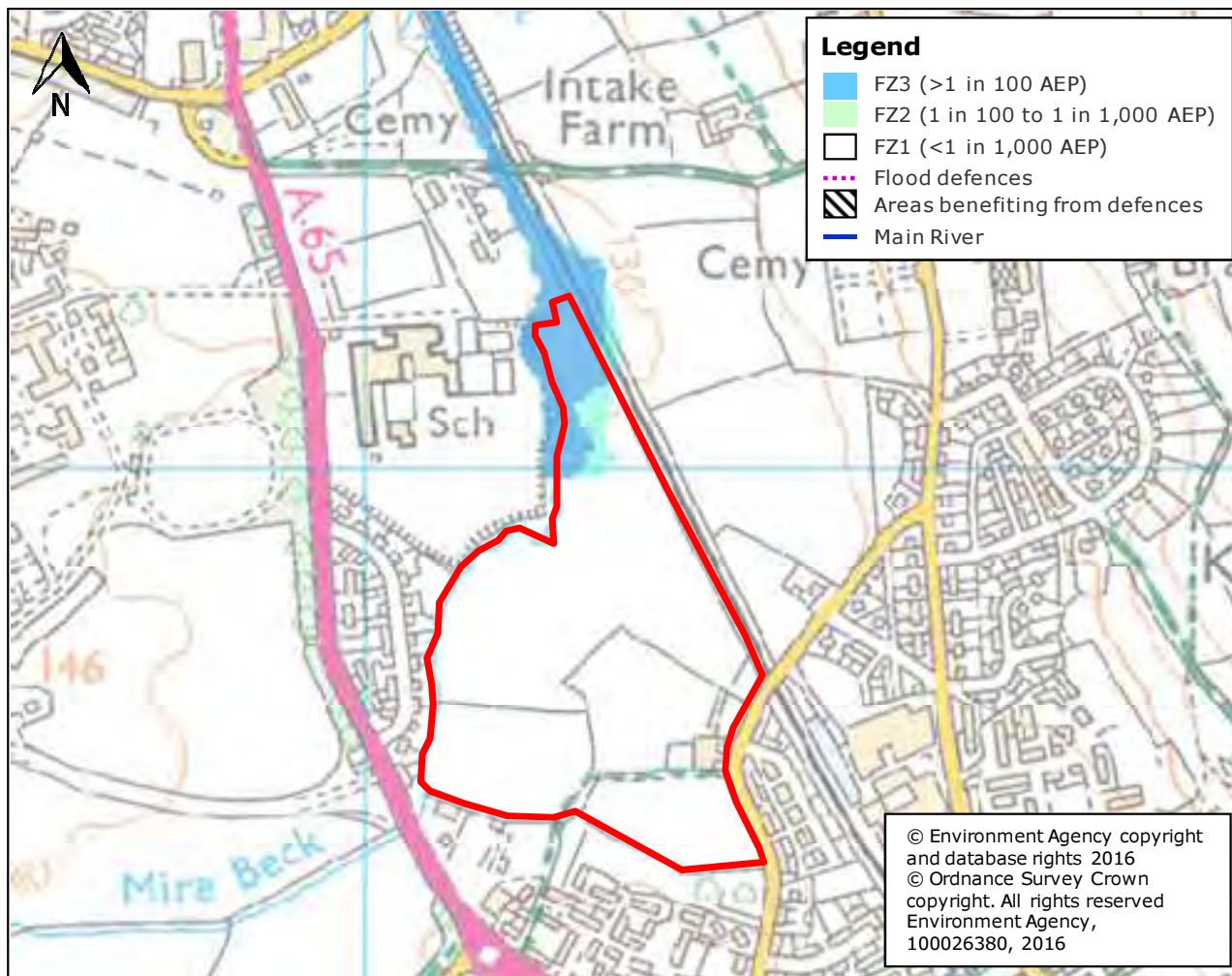


Figure 1: EA Flood Map for Planning

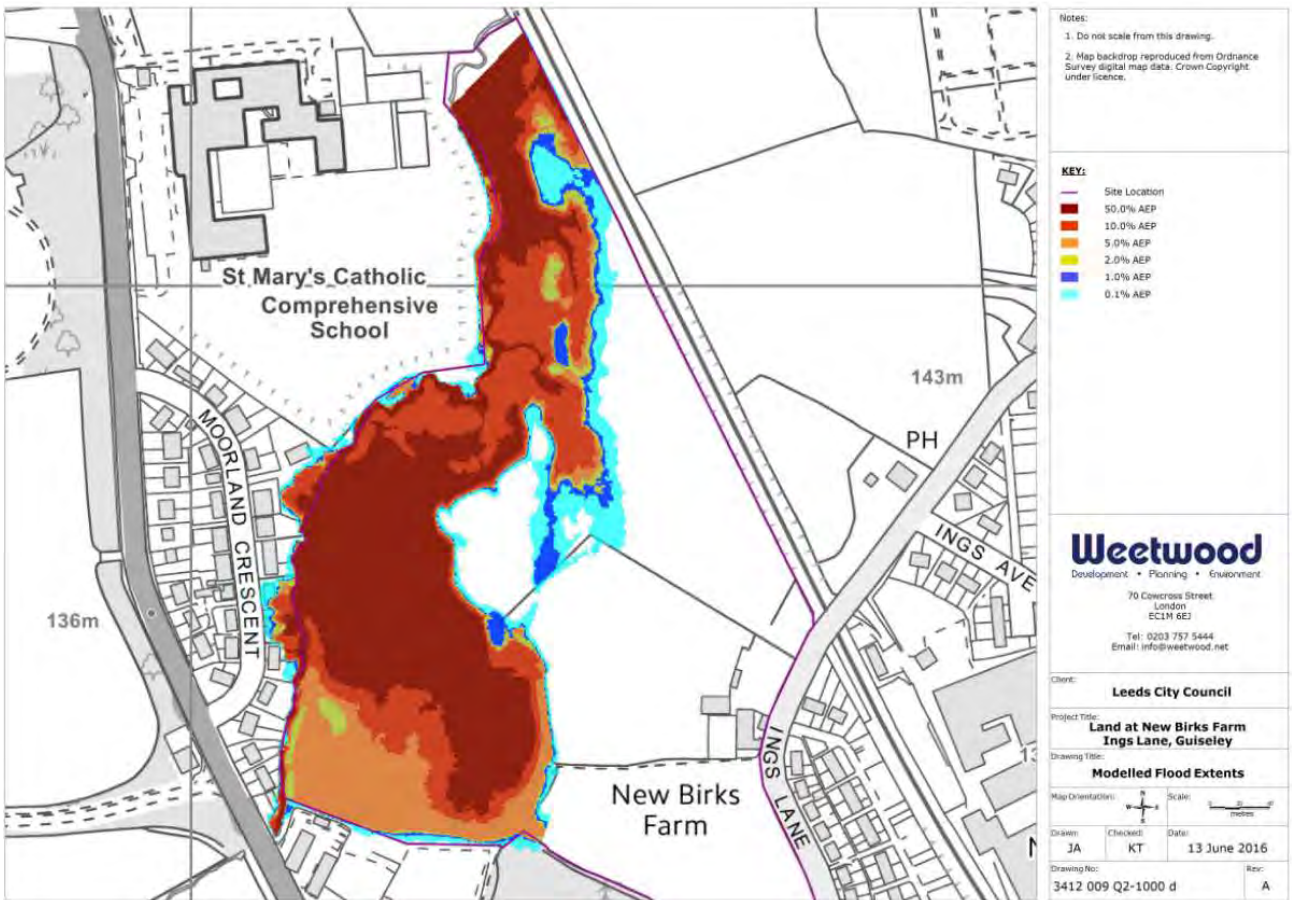


Figure 2: Modelled Flood Outlines for 1 in 2 to 1 in 1000 annual probability

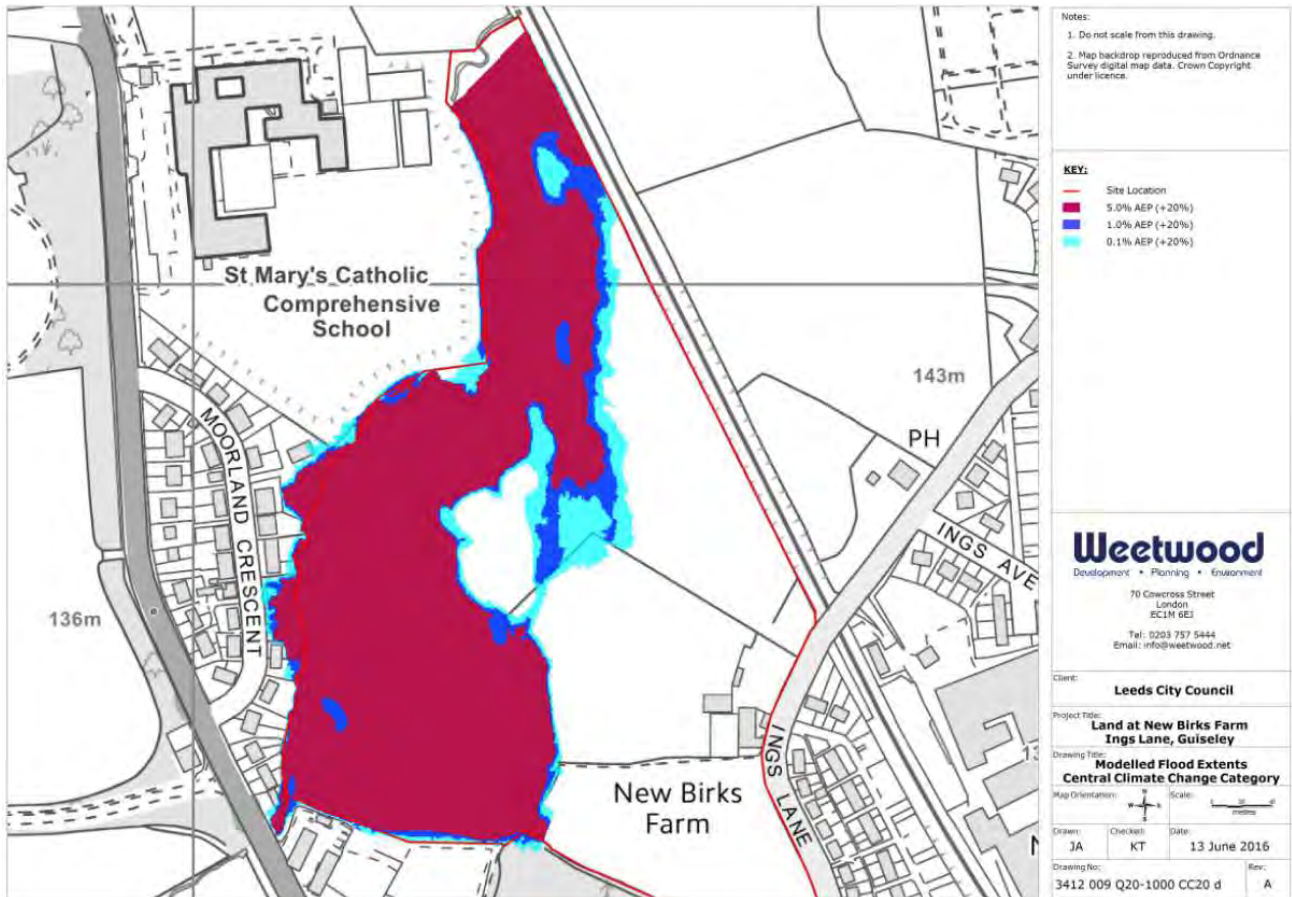


Figure 3: Modelled Flood Outlines for 1 in 2 to 1 in 1000 annual probability plus 20% climate change allowance

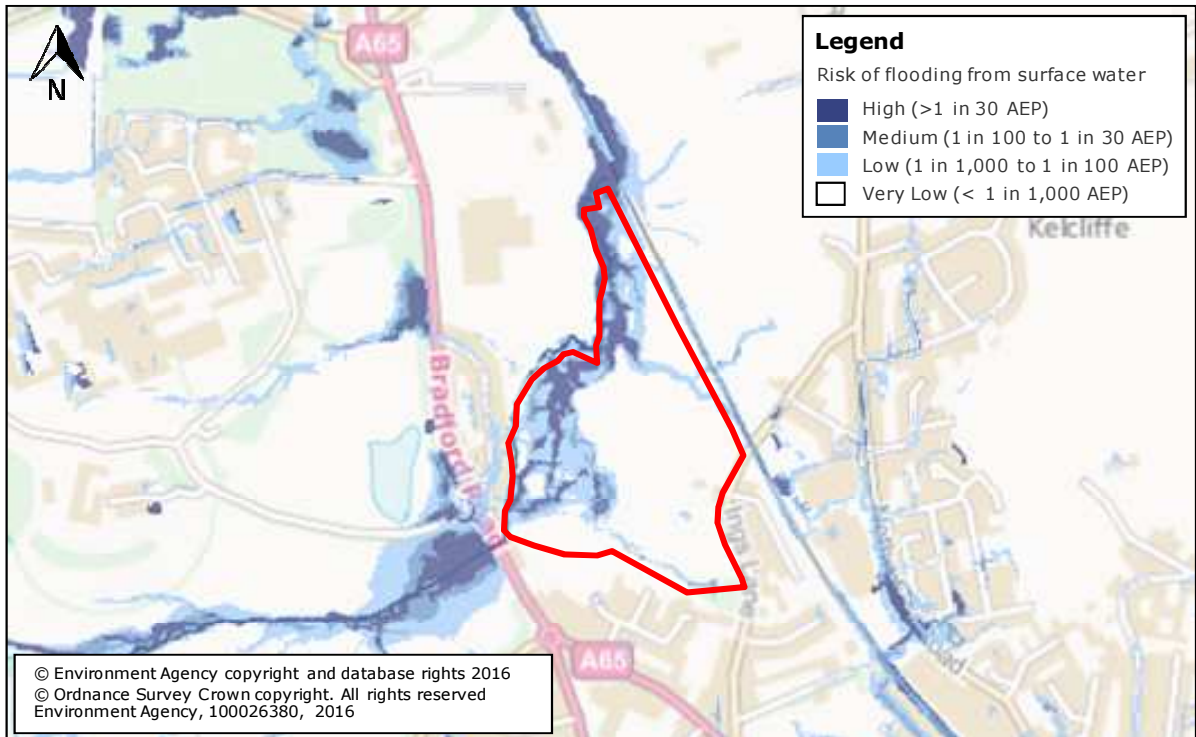


Figure 4: Risk of Flooding from Surface Water

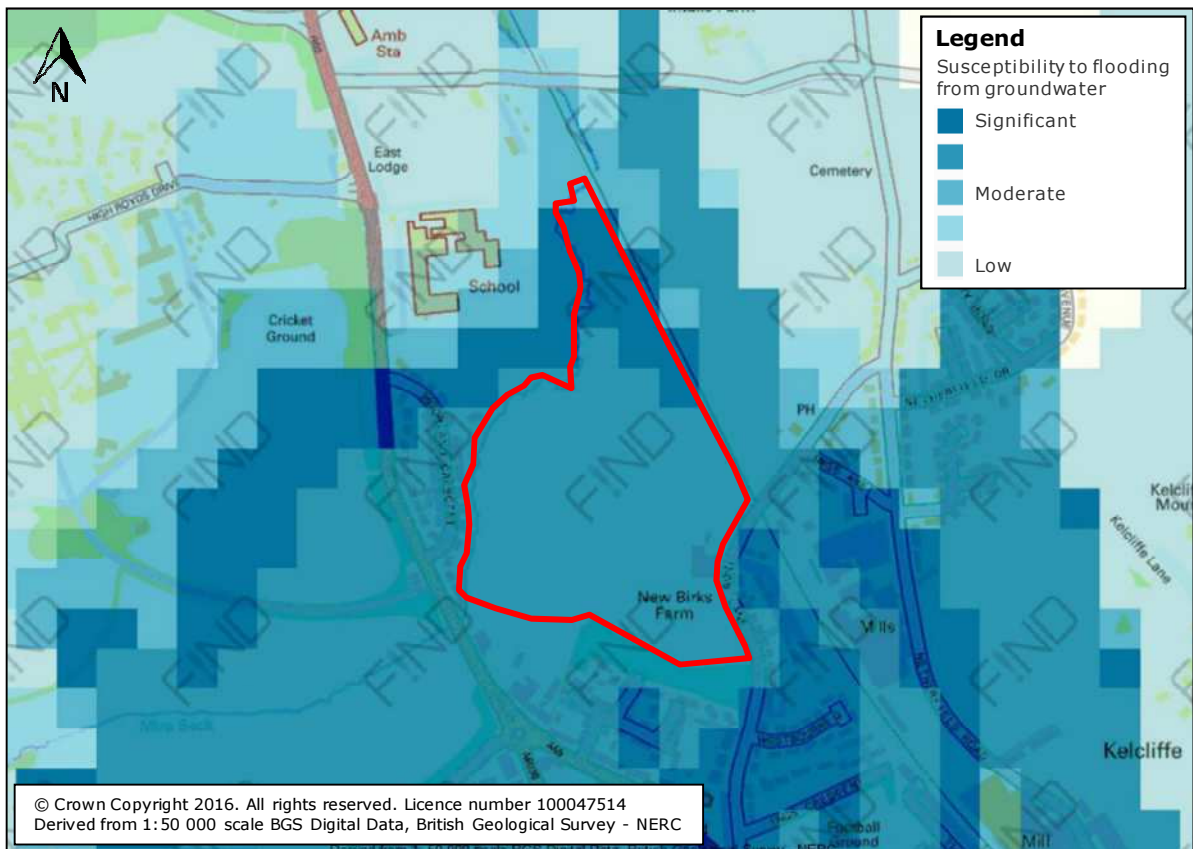


Figure 5: Groundwater Flooding Hazard (Source: BGS)

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Discharge of Planning Conditions

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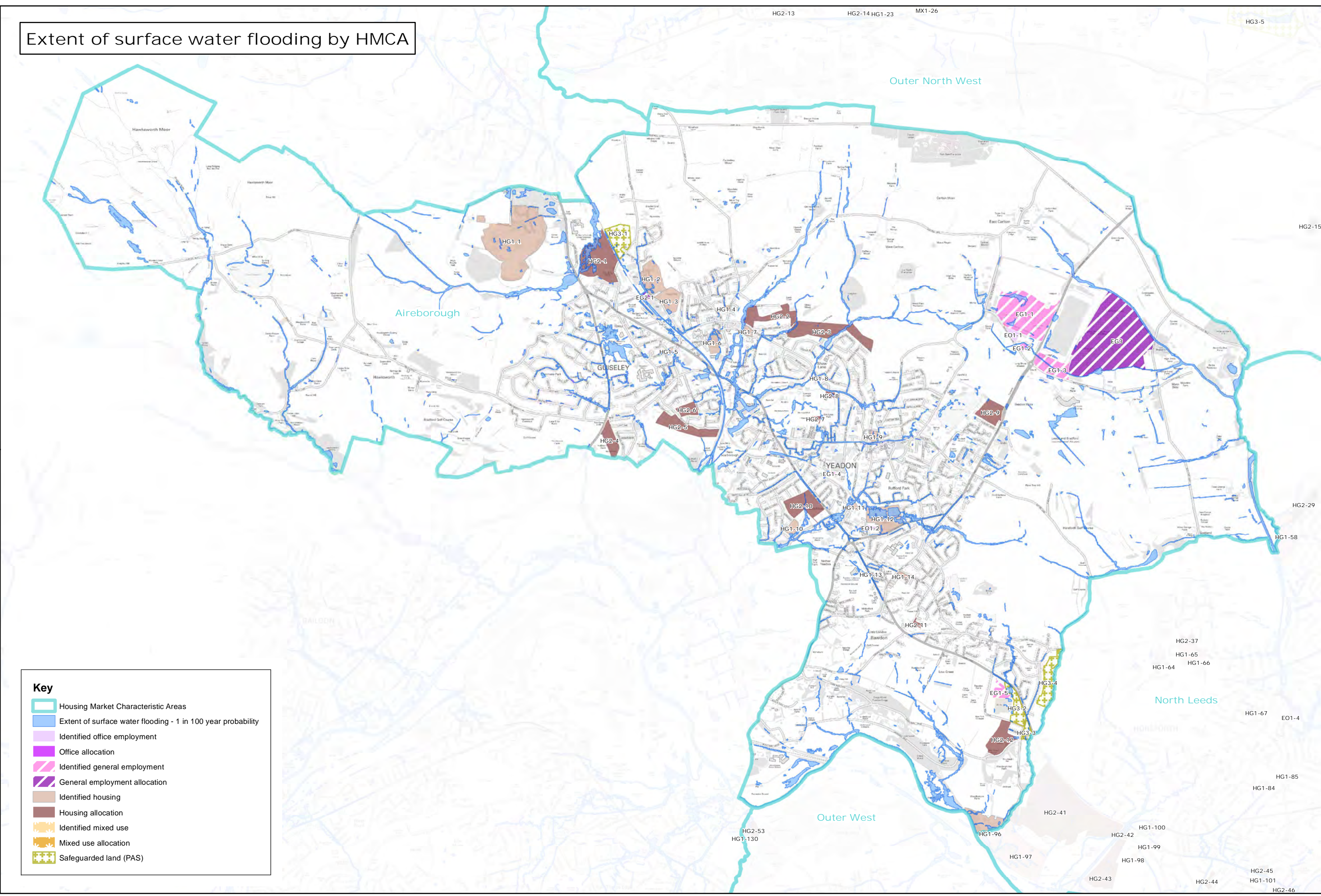
Appendix 2: SURFACE WATER FLOODING

Surface water flooding occurs when the rainfall intensity exceeds the ability of the ground to absorb the water and when the drainage system is at full capacity. It commonly occurs during high intensity, short duration, rainfall. The resulting flooding is more often localised in nature, rather than wide scale flooding usually associated with river (fluvial) flooding.

The Environment Agency has undertaken modelling of surface water flood risk at a national scale and produced mapping identifying those areas at risk of surface water flooding during three annual probability events: 3.3% AEP (1 in 30 chance of flooding in any one year), 1% AEP and 0.1% AEP. The latest version of the mapping is available on the Environment Agency website, and is referred to as '**Risk of Flooding from Surface Water**'. The data for the Leeds District is presented here by HMCA and should be considered alongside the Flood Risk comments in the Site Allocations Plan. Additional flood risk mitigation measures, such as raised floor levels, may be required for sites that are shown to be at risk from surface water flooding. This should be addressed within the developer's Flood Risk Assessment.

All sites within the Plan are required to comply with Council's Policy WATER 7 of the Natural Resources and Waste Local Plan regarding the need to reduce the rate of surface water run-off from the site, post-development

Extent of surface water flooding by HMCA



Key

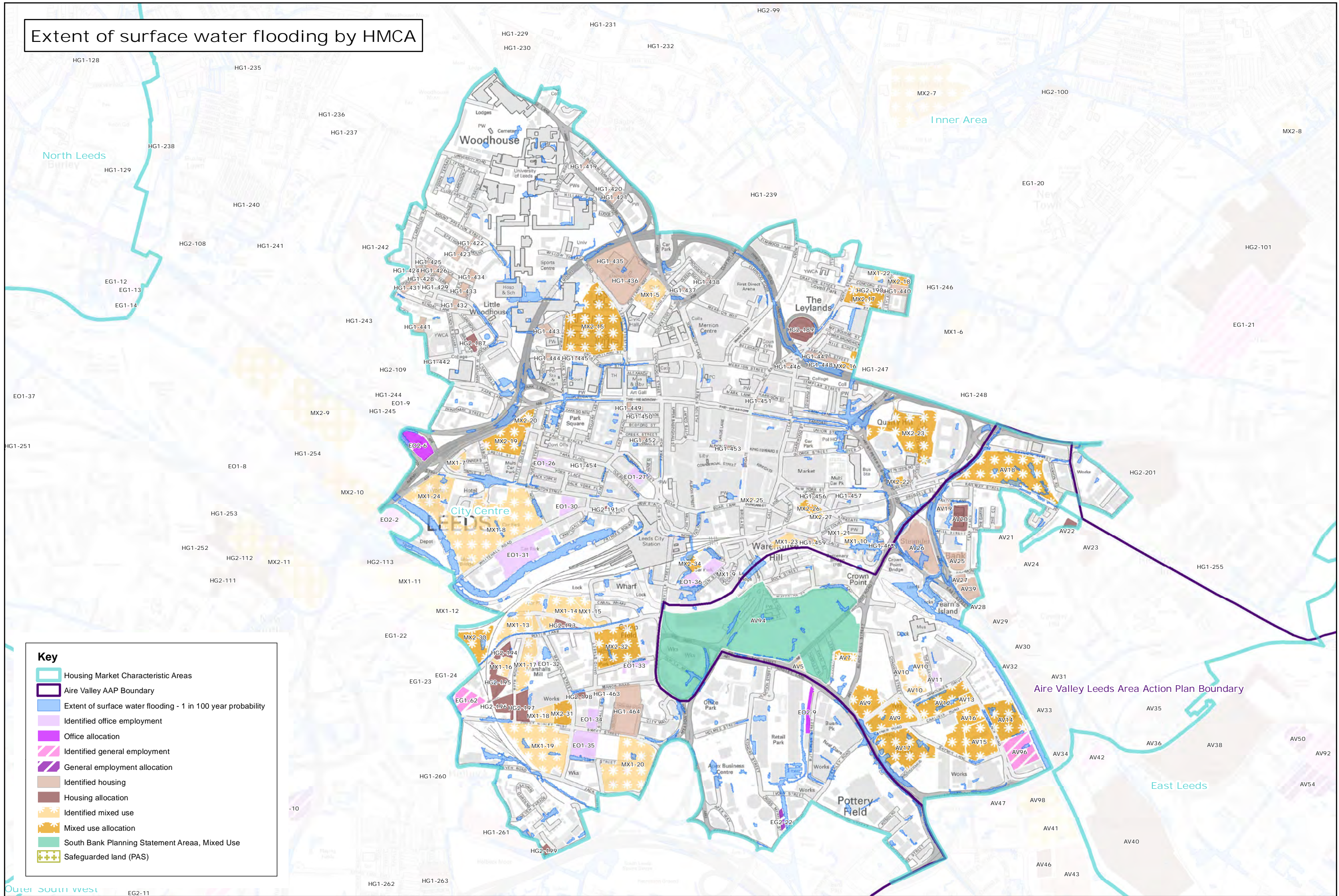
- Housing Market Characteristic Areas
- Extent of surface water flooding - 1 in 100 year probability
- Identified office employment
- Office allocation
- Identified general employment
- General employment allocation
- Identified housing
- Housing allocation
- Identified mixed use
- Mixed use allocation
- Safeguarded land (PAS)



HMCA AREA
Aireborough



Extent of surface water flooding by HMCA



Key

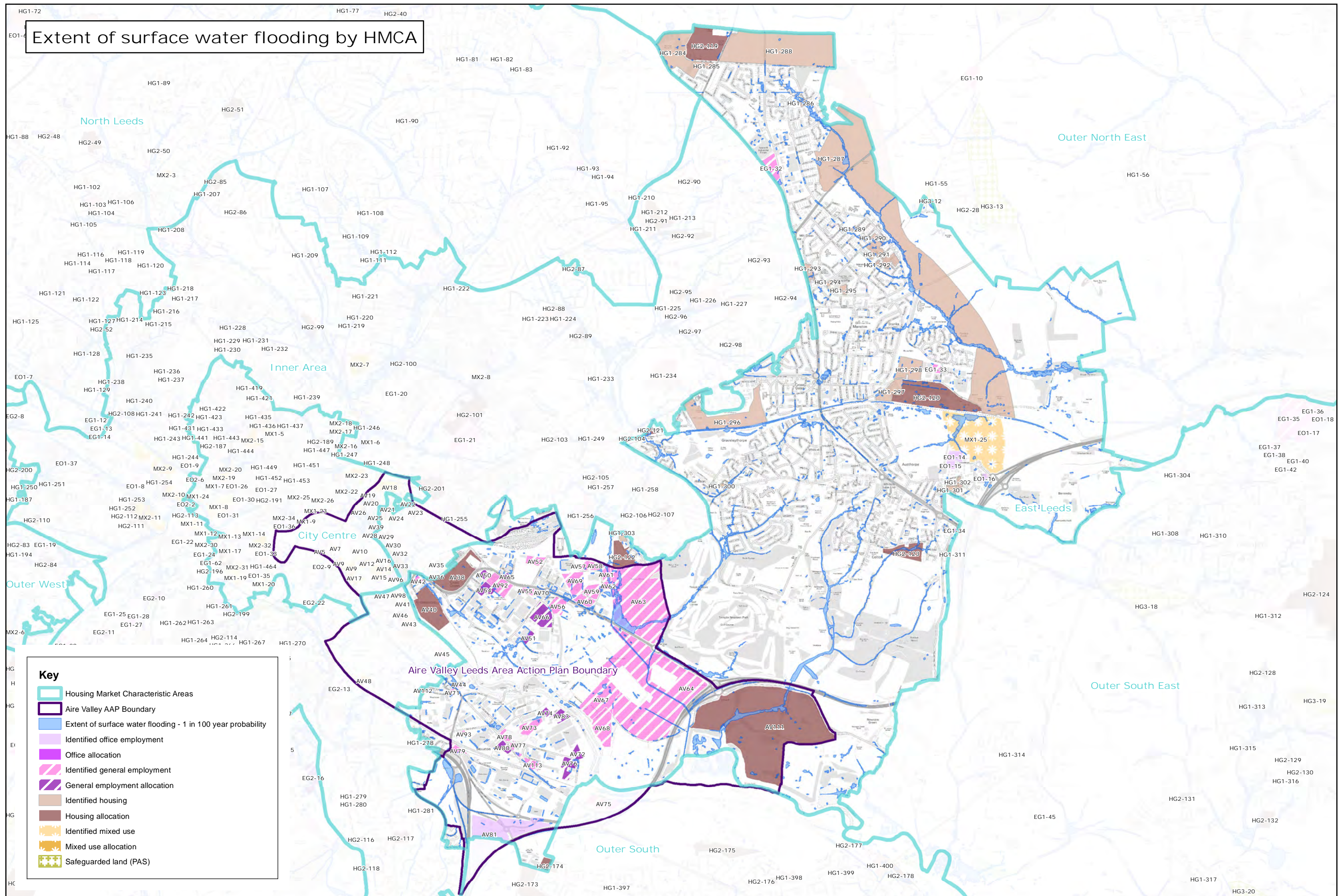
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Extent of surface water flooding - 1 in 100 year probability
- Identified office employment
- Office allocation
- Identified general employment
- General employment allocation
- Identified housing
- Housing allocation
- Identified mixed use
- Mixed use allocation
- South Bank Planning Statement Area, Mixed Use
- Safeguarded land (PAS)



HMCA AREA
City Centre



Extent of surface water flooding by HMCA



Key

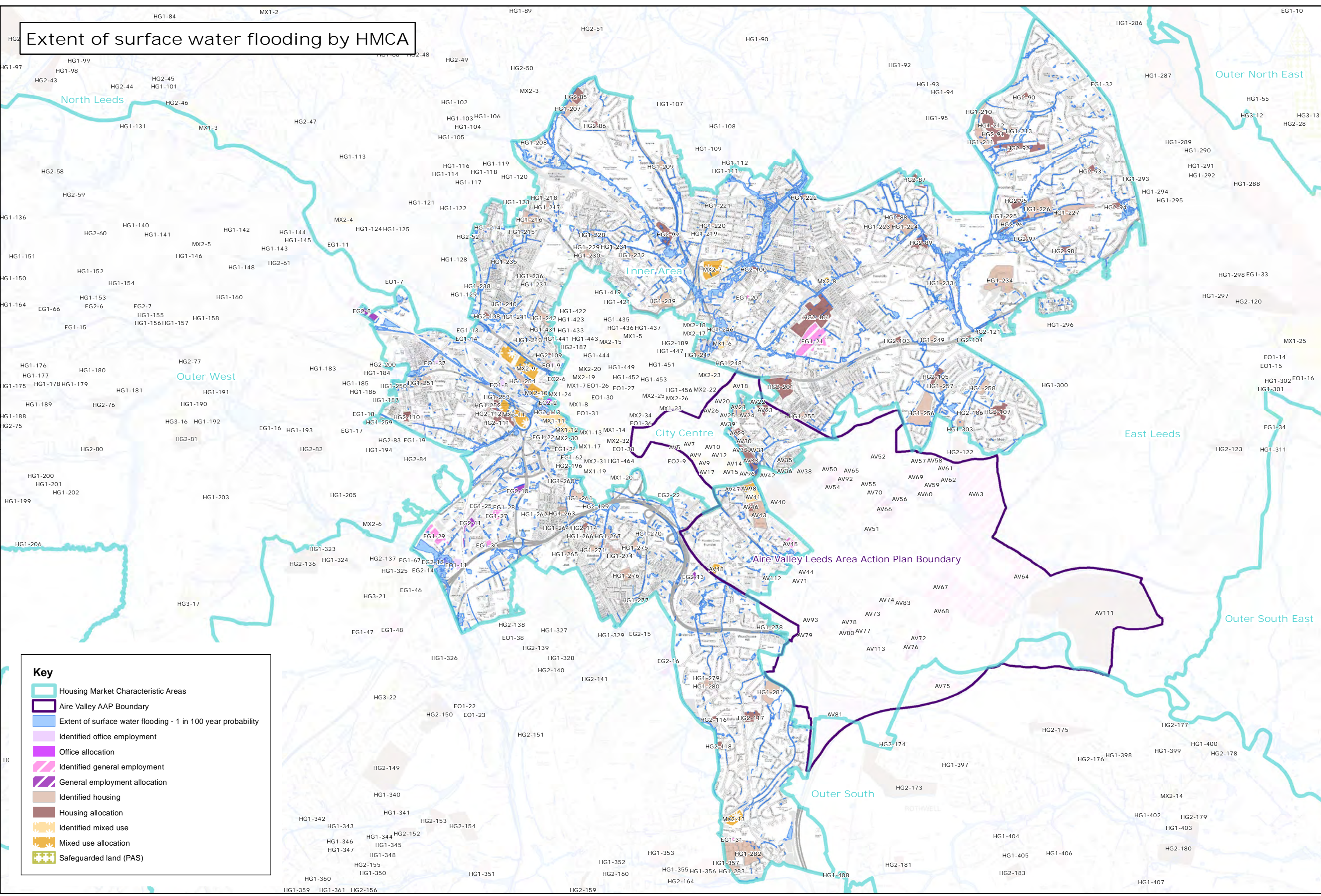
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Extent of surface water flooding - 1 in 100 year probability
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- General employment allocation
- Identified housing
- Housing allocation
- Identified mixed use
- Mixed use allocation
- Safeguarded land (PAS)



HMCA AREA
East Leeds



Extent of surface water flooding by HMCA



Key

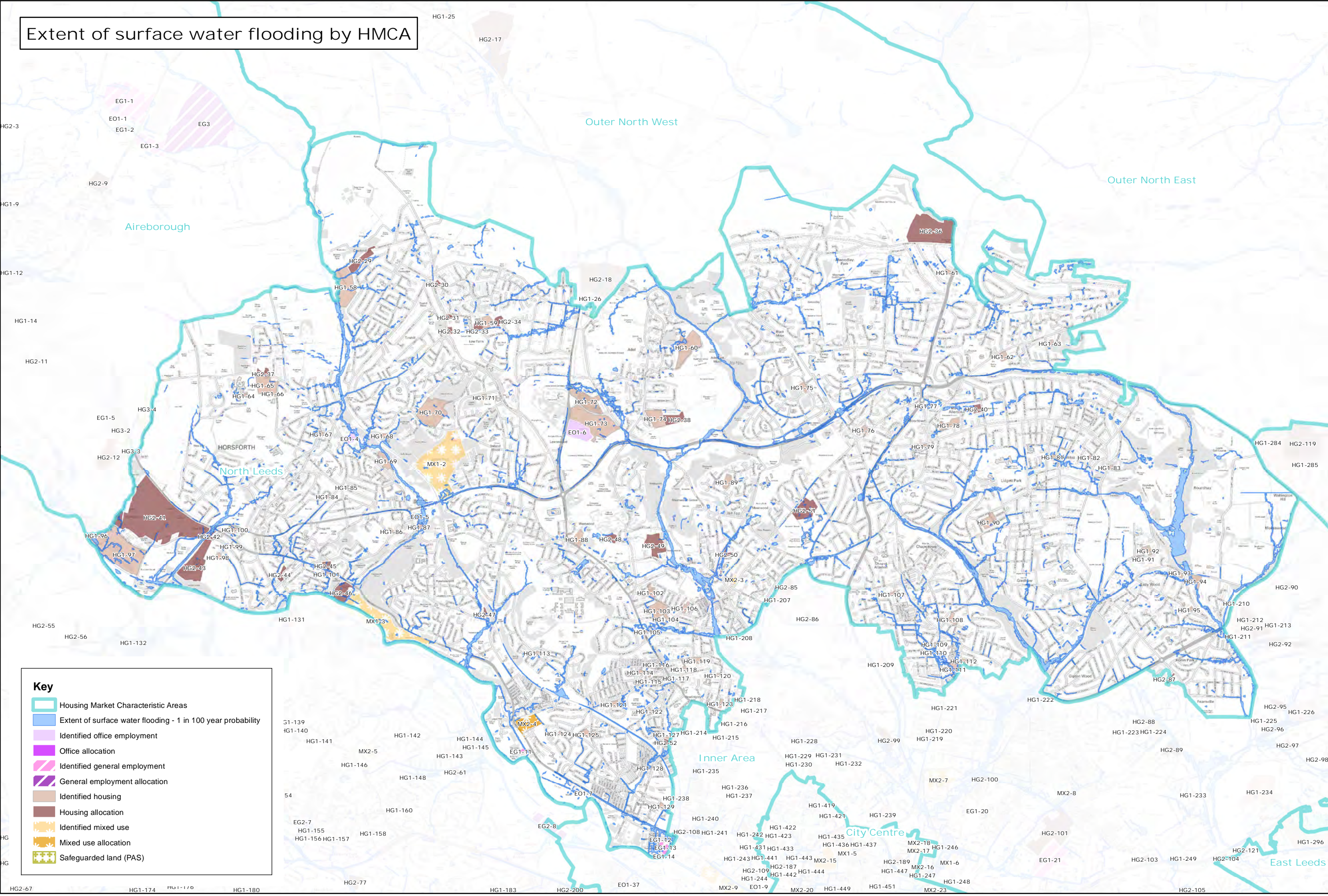
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Extent of surface water flooding - 1 in 100 year probability
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- General employment allocation
- Identified housing
- Housing allocation
- Identified mixed use
- Mixed use allocation
- Safeguarded land (PAS)



HMCA AREA
Inner Area



Extent of surface water flooding by HMCA



Key

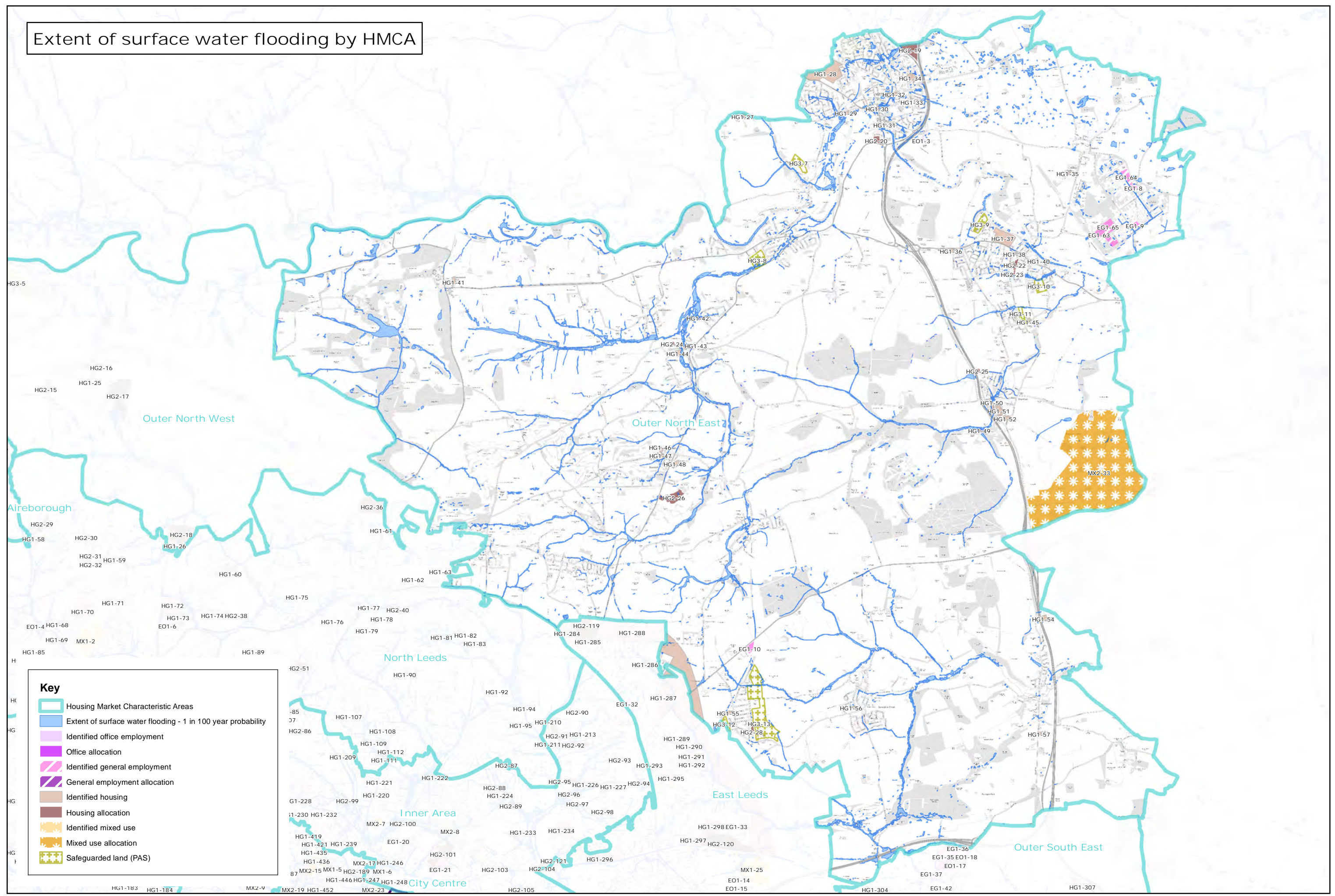
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- Safeguarded land (PAS)



HMCA AREA
North Leeds

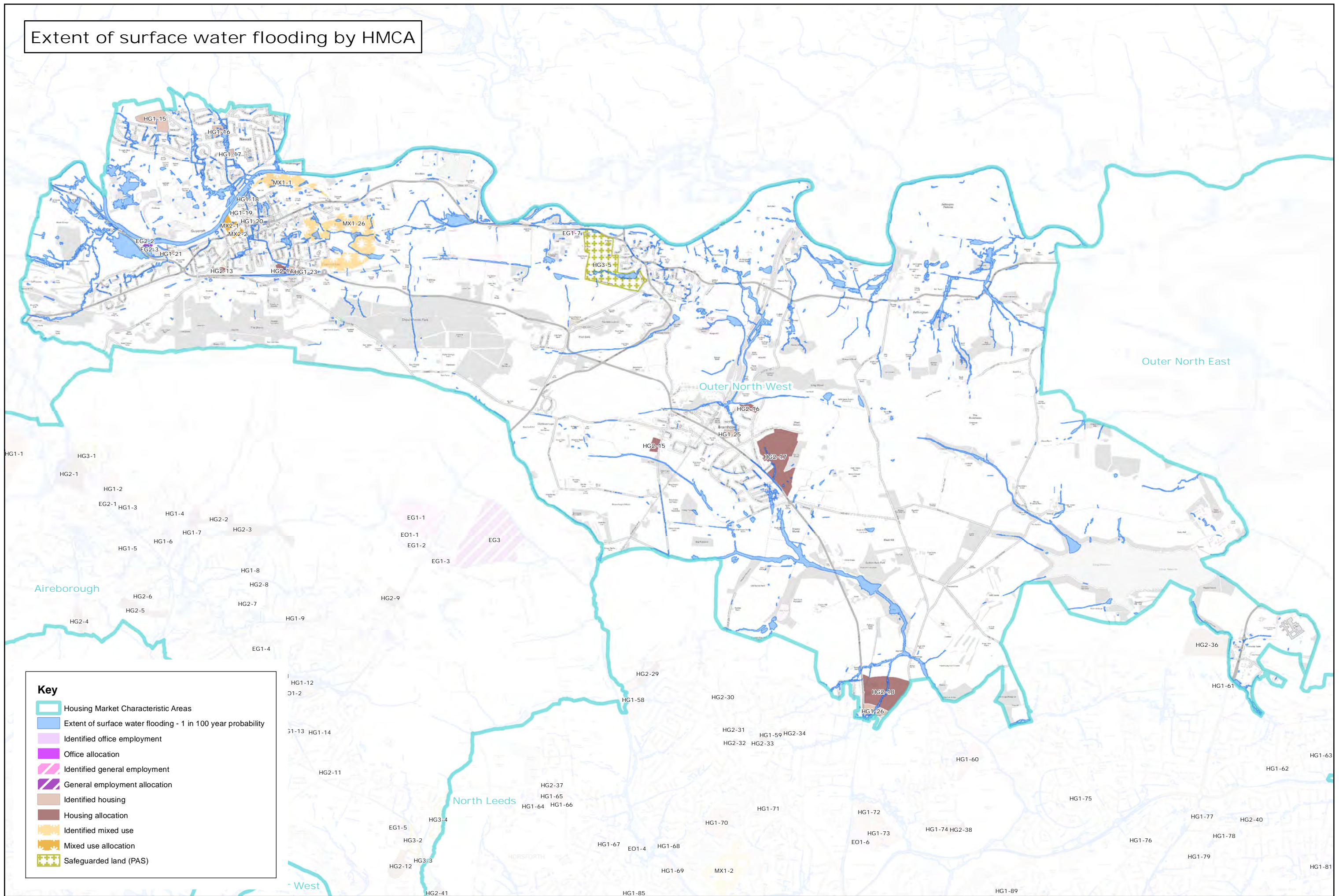


Extent of surface water flooding by HMCA



HMCA AREA
Outer North East

Extent of surface water flooding by HMCA



Key

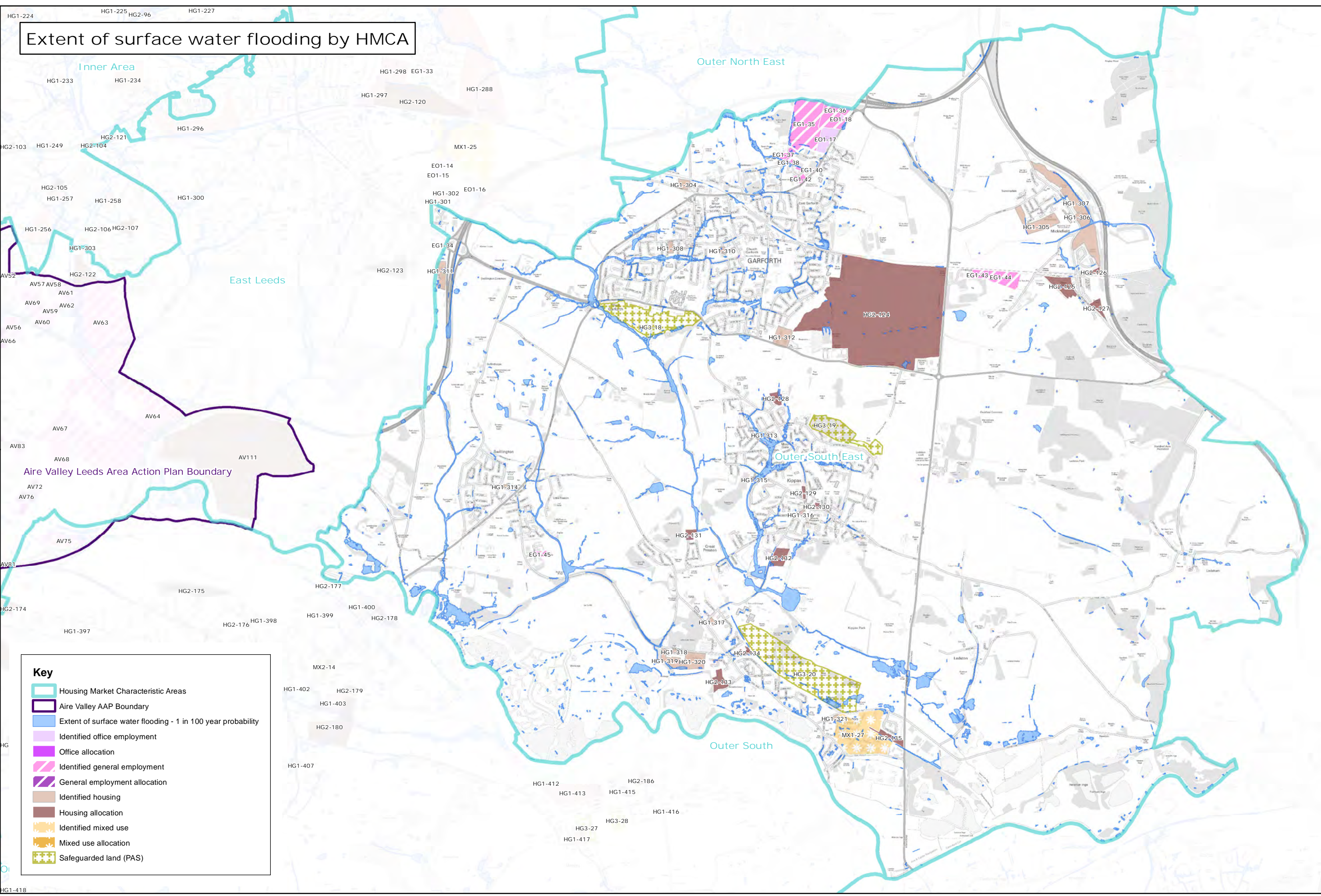
- Housing Market Characteristic Areas
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- Office allocation
- Identified general employment
- General employment allocation
- Identified housing
- Housing allocation
- Identified mixed use
- Mixed use allocation
- Safeguarded land (PAS)



HMCA AREA
Outer North West



Extent of surface water flooding by HMCA



Key

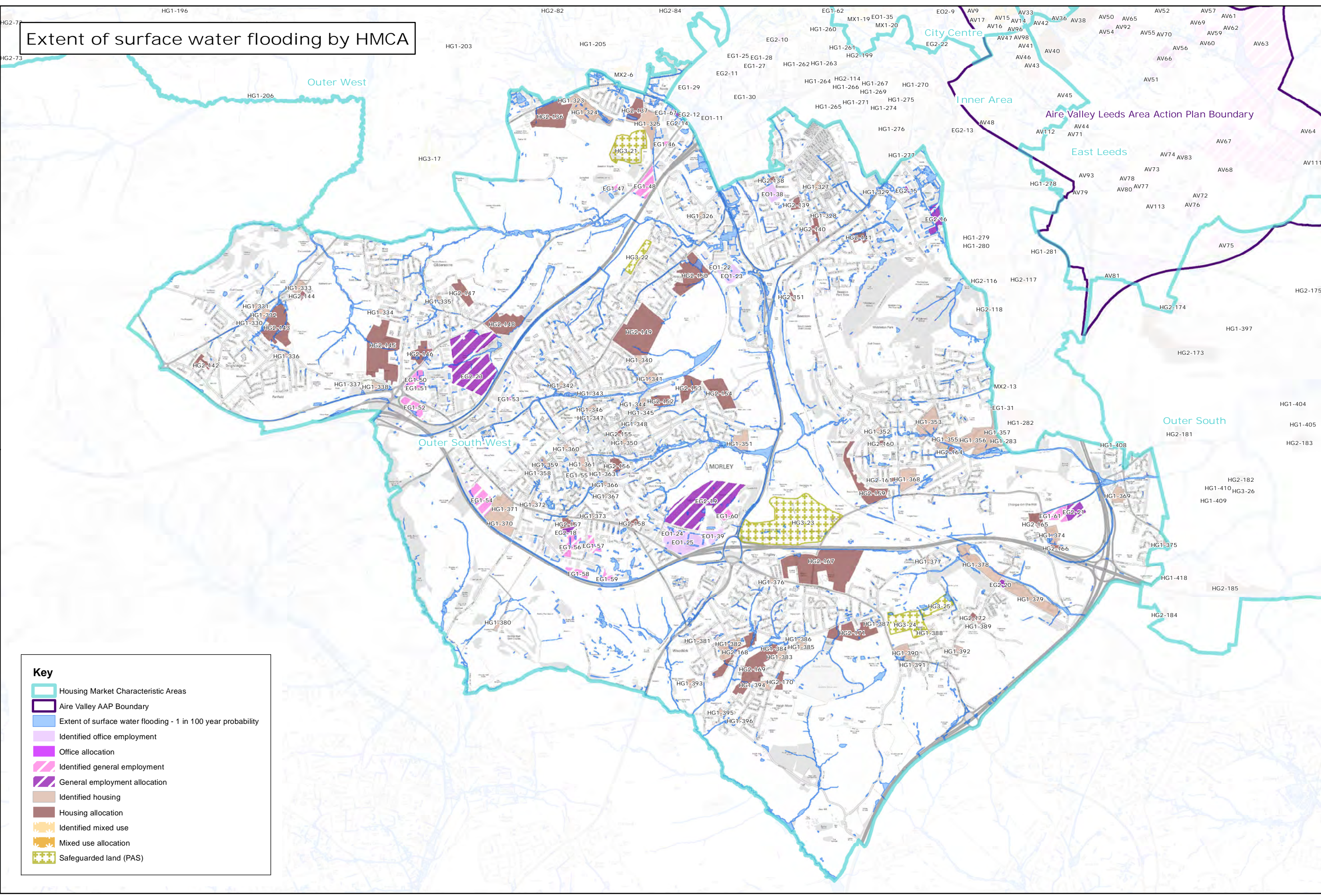
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Extent of surface water flooding - 1 in 100 year probability
- Identified office employment
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- Identified housing
- Housing allocation
- Identified mixed use
- Mixed use allocation
- Safeguarded land (PAS)



HMCA AREA
Outer South East



Extent of surface water flooding by HMCA



Key

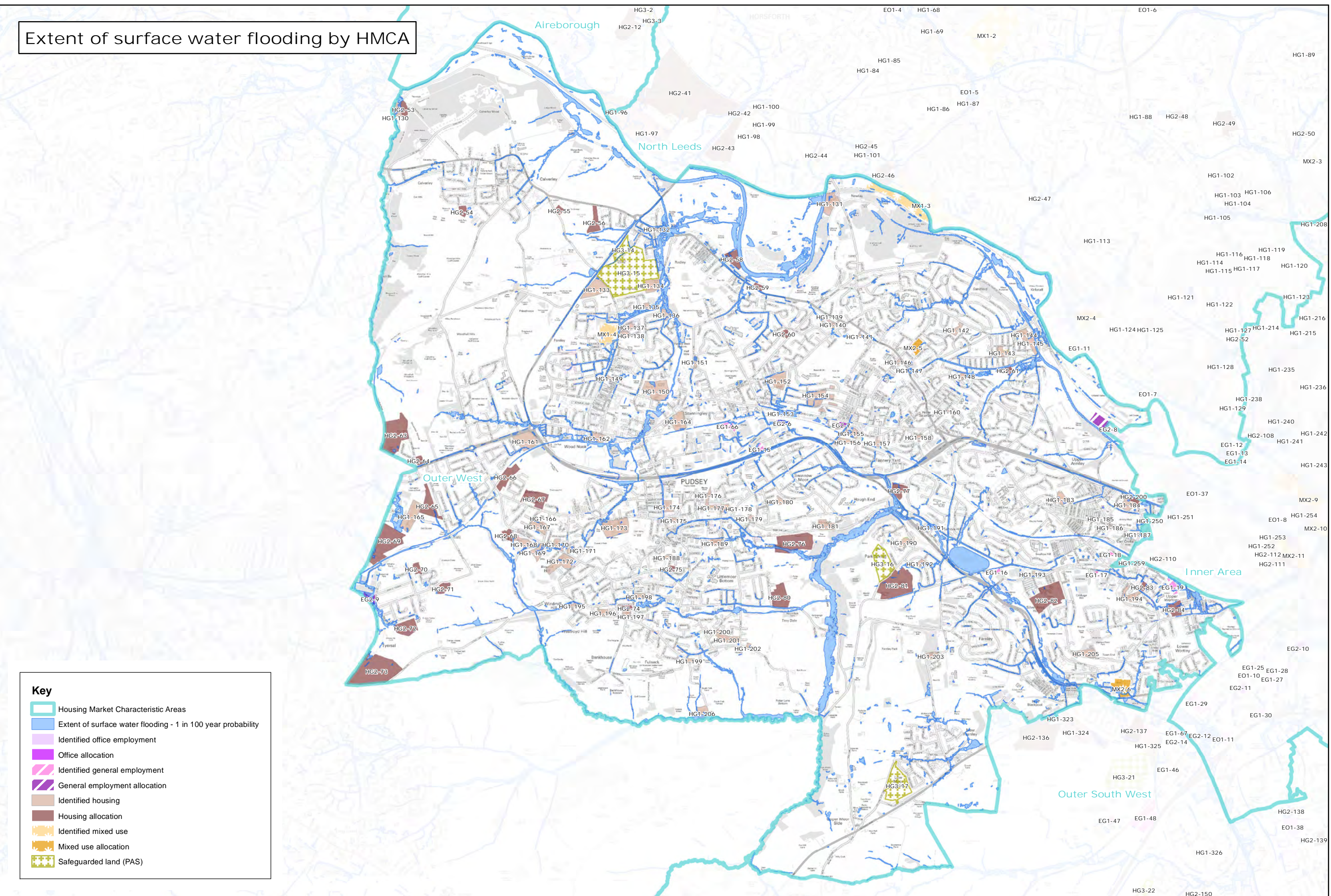
- Housing Market Characteristic Areas
- Aire Valley AAP Boundary
- Extent of surface water flooding - 1 in 100 year probability
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HMCA AREA
Outer South West



Extent of surface water flooding by HMCA



Key

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- General employment allocation
- Identified housing
- Housing allocation
- Identified mixed use
- Mixed use allocation
- Safeguarded land (PAS)

For more information, please contact:

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Leeds LS2 8HD

Email: sap@leeds.gov.uk

Web: www.leeds.gov.uk/yourcity



Site Allocations Plan

Flood Risk Sequential and Exceptions Test Background Paper

Submission Draft

Leeds Local Plan
Development Plan Document

May 2017