

Site Ref: 16

Site Name: 29 Sandhill Lane, Moortown, Leeds LS17 6AJ

**Site Details**

Northing:	439111	Area sq m:	4257.50	Ward	Moortown
Easting:	430953	Area Ha:	0.42575	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Residential - Dwellings  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Mixed

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4978.93	Distance to bus stop (metres)	93.36
Nearest Railway Station	Burley Park	Bus Stop ID	247
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
30/141/97/FU	15 detached dwelling houses	01/05/1997	11/02/1998	W	99.81
H30/82/76/	Detached replacement brick double garage to detached house .	29/01/1976	01/03/1976	A	99.67
10/00528/FU	5 bedroom detached house with attached double garage to site of existing house	08/02/2010	19/04/2010	A	99.76
09/03083/FU	Two storey rear extension, double garage with link extension to side and rear and 0.9m high railings over existing wall to front.	15/07/2009	15/09/2009	A	100.00
09/01853/FU	Two storey rear extension, double garage with link extension to side and 1.36m high railings to front	29/04/2009	10/07/2009	R	100.00
10/03101/COND	Consent, agreement or approval required by condition 3 of Planning Application 10/00528/FU	06/07/2010	05/08/2010	A	99.76
30/309/96/OT	Outline application to erect 40 flats to existing residential site	20/09/1996	19/02/1997	W	99.81
30/142/97/FU	15 detached dwelling houses	01/05/1997	11/02/1998	W	99.81

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 16

Site Name: 29 Sandhill Lane, Moortown, Leeds LS17 6AJ

East Leeds

### SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes Achievability: Medium term (6-10 years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

Good accessibility

Rank (1-5)

5

##### Access Comments

Limited site frontage with San Hill Lane, should provide visibility.

Rank (1-5)

5

##### Local network comment

Spare capacity but some cumulative issues.

Rank (1-5)

4

##### Mitigation measure

Total score

14

##### Support?

Yes

##### Need to combine with other sites:

##### Suitability for partial development:

#### Highways Agency

n/a

#### Network Rail :

#### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

#### Education

#### Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

#### Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 16

Site Name: 29 Sandhill Lane, Moortown, Leeds LS17 6AJ

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Brownfield site within urban area. Suitable in principle for residential development.

Site Capacity (dwellings units):

10

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 37

Site Name: Land at Vesper Road, Kirkstall

**Site Details**

Northing:	436734	Area sq m:	4825.33	Ward	Kirkstall
Easting:	425983	Area Ha:	0.482533	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Industry and business - Storage  
 Existing Use 2: Transport - Car Parks  
 Existing Use 3: Office  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Transport - Transport tracks & ways  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1221.73	Distance to bus stop (metres)	61.01
Nearest Railway Station	Headingley	Bus Stop ID	923
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/24/87/	Detached single storey vehicle testing bay, to rear of commercial garage.	22/01/1987	30/03/1987	R	74.26
24/128/95/FU	Use of vacant site as builders plant and material store	10/04/1995	04/07/1995	R	17.78
24/396/92/FU	Extension of temporary permission for siting of private hire car booking office caravan	18/12/1992	26/04/1993	R	10.65
H24/6/92/	Siting of caravan for use as private hire booking office, with ancillary parking, to vacant site.	15/01/1992	24/04/1992	A	17.09
24/81/98/FU	Change of use of car park to car sales	04/03/1998	15/09/1998	R	13.75
H26/332/85/	Outline application to layout residential development, to vacant industrial site and builders yard. (site area)	13/09/1985	27/01/1986	A	85.51
H24/223/91/	Detached workshop, with office, toilet and reception, to commercial garage.	18/06/1991	22/07/1991	A	73.74

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 37

Site Name: Land at Vesper Road, Kirkstall

East Leeds

### SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Medium term (6-10 years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

Public transport Core Strategy standards met. Schools/health, some local services nearby. Poor accessibility to railway line.

Rank (1-5)

5

##### Access Comments

Should be ok, bus stop on frontage to relocate?

Rank (1-5)

4

##### Local network comment

Local congestion but suitable for 15 houses.

Rank (1-5)

5

##### Mitigation measure

None

Total score

14

##### Support?

yes with mitigation (bus stop)

##### Need to combine with other sites:

no

##### Suitability for partial development:

yes

#### Highways Agency

n/a

#### Network Rail :

General asset protection issues

#### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

#### Education

#### Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

#### Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 37

Site Name: Land at Vesper Road, Kirkstall

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

15

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 81

Site Name: Land Rear High Moor Court, High Moor Avenue, Moor Allerton

### Site Details

Northing:	438958	Area sq m:	9029.53	Ward	Moortown
Easting:	431318	Area Ha:	0.902953	HMCA:	North

### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space  
Existing Use 2:  
Existing Use 3:  
Neighbouring Use 1: Residential - Dwellings  
Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility  
Neighbouring Use 3:  
Other uses:  
Site State: Greenfield

#### Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	5096.78	Distance to bus stop (metres)	225.16
Nearest Railway Station	Burley Park	Bus Stop ID	6625
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

### UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	42.16	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

### Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 81

Site Name: Land Rear High Moor Court, High Moor Avenue, Moor Allerton

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H30/291/89/	Laying out of access and erect ion of 18 dwelling house s, comprising 12, four bedroom detached houses, 6 each with	16/06/1989	07/05/1991	W	97.73

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 81

Site Name: Land Rear High Moor Court, High Moor Avenue, Moor Allerton

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 81

Site Name: Land Rear High Moor Court, High Moor Avenue, Moor Allerton

East Leeds

**SHLAA Conclusions**

Availability: Unknown

Suitability: LDF to determine

Achievability: Unknown

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility.

Rank (1-5)

5

**Access Comments**

Access can be achieved onto High Moor Avenue

Rank (1-5)

5

**Local network comment**

Possible cumulative impact.

Rank (1-5)

4

**Mitigation measure**

Total score

14

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 81

Site Name: Land Rear High Moor Court, High Moor Avenue, Moor Allerton

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

32

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 82

Site Name: 1, 2, 3, 4, 5, 6, 8 Moor Allerton Gardens, Moor Allerton

**Site Details**

Northing:	438701	Area sq m:	4698.24	Ward	Moortown
Easting:	430704	Area Ha:	0.469824	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Residential - Dwellings  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2: Retail - Shops  
 Neighbouring Use 3: Transport - Car Parks  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4503.14	Distance to bus stop (metres)	75.07
Nearest Railway Station	Burley Park	Bus Stop ID	5296
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	Moortown Corner
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 82

Site Name: 1, 2, 3, 4, 5, 6, 8 Moor Allerton Gardens, Moor Allerton

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
11/02391/FU	Two storey block of five flats to include accommodation in the roof including demolition of existing bungalow	08/06/2011	10/01/2012	AP	13.86
30/312/99/FU	Conservatory to rear	02/09/1999	12/10/1999	A	16.62
H30/162/83/	Addition of porch, to front of detached house.	14/04/1983	12/05/1983	A	16.25
H30/115/86/	Alterations and extensions, to form porch to front and snooker room to side of detached house.	03/04/1986	28/04/1986	A	17.69
30/558/01/FU	Conservatory to side	19/11/2001	21/12/2001	A	10.19
H30/768/80/	Alterations and extension, to form study and enlarged kitchen with breakfast room to rear of detached house.	19/09/1980	10/10/1980	A	16.61

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 82

Site Name: 1, 2, 3, 4, 5, 6, 8 Moor Allerton Gardens, Moor Allerton

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 82

Site Name: 1, 2, 3, 4, 5, 6, 8 Moor Allerton Gardens, Moor Allerton

East Leeds

**SHLAA Conclusions**

Availability: Unknown

Suitability: Yes

Achievability: Unknown

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility

Rank (1-5)

5

**Access Comments**

Access achievable from Moor Allerton Gardens

Rank (1-5)

5

**Local network comment**

Capacity issues

Rank (1-5)

3

**Mitigation measure**

None

Total score

13

**Support?**

Yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 82

Site Name: 1, 2, 3, 4, 5, 6, 8 Moor Allerton Gardens, Moor Allerton

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

16

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Green

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 94

Site Name: 7-9 Sandhill Lane, Moortown, Leeds, LS17 6AG

**Site Details**

Northing:	439129	Area sq m:	4081.24	Ward	Moortown
Easting:	430778	Area Ha:	0.408124	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Residential - Dwellings  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Forestry - Unmanaged Forest  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Mixed

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4888.23	Distance to bus stop (metres)	87.41
Nearest Railway Station	Burley Park	Bus Stop ID	9205
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 94

Site Name: 7-9 Sandhill Lane, Moortown, Leeds, LS17  
6AG

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
13/00415/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 10, 15, 17, 19 and 23 of Planning Application 12/03734/FU	25/01/2013	01/05/2013	SPL	65.78
08/06289/OT	Outline application to erect 6 detached dwelling houses and change of use including extensions of outbuildings to detached dwelling house	10/11/2008	29/01/2009	R	99.92
H30/372/80/	Outline application, to erect detached house, to garden site.	02/04/1980	09/06/1980	R	39.02
09/05008/OT	Outline Application to layout access and erect 5 houses	18/11/2009	12/11/2010	AP	99.99
H30/164/90/1	Outline application to layout access and erect detached house with detached garage, to garden site. (site area	12/04/1990	27/09/1990	W	27.16
12/03734/FU	Two detached houses and new access road	28/08/2012	05/11/2012	A	65.78
08/02060/OT	Outline application to erect 6 detached dwelling houses and change of use including extensions of outbuildings to detached dwelling house	04/04/2008	12/06/2008	R	99.92
12/05331/FU	Single storey rear extension	18/12/2012	08/02/2013	A	14.72
11/02196/OT	Outline application for 2 new houses and new access road	25/05/2011	02/08/2011	A	65.78

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 94

Site Name: 7-9 Sandhill Lane, Moortown, Leeds, LS17 6AG

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 94

Site Name: 7-9 Sandhill Lane, Moortown, Leeds, LS17 6AG

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: Yes Physical Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility, district centre within 800m.

Rank (1-5)

5

**Access Comments**

Somewhat limited frontage, bus access achievable for small development.

Rank (1-5)

4

**Local network comment**

Existing housing and small scale - no local impact.

Rank (1-5)

5

**Mitigation measure**

None.

Total score

14

**Support?**

Yes

**Need to combine with other sites:**

No

**Suitability for partial development:**

No

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 94

Site Name: 7-9 Sandhill Lane, Moortown, Leeds, LS17 6AG

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

2

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 97

Site Name: Meanwood Road Working Men's Club,  
Meanwood Road, Leeds

**Site Details**

Northing:	437110	Area sq m:	4708.82	Ward	Moortown
Easting:	428692	Area Ha:	0.470882	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1:	Other
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Residential - Dwellings
Neighbouring Use 2:	Retail - Shops
Neighbouring Use 3:	Industry and business - Manufacturing & Wholesale
Other uses:	Working Mens Club
Site State:	Brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2088.62	Distance to bus stop (metres)	74.02
Nearest Railway Station	Burley Park	Bus Stop ID	5694
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	Meanwood
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
-------------------------------------	----	---	----

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 97

Site Name: Meanwood Road Working Men's Club,  
Meanwood Road, Leeds

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
26/160/03/FU	3 storage containers to car park of working mens club	17/03/2003	12/05/2003	R	99.92
H26/1099/78/	Alterations and extension, to form gymnasium, with changing rooms to working mens club .	14/11/1978	05/02/1979	A	99.26
H26/599/79/	Amendment to previous application involving detached single storey gymnasium with changing rooms, to working me	20/06/1979	03/09/1979	A	99.26
PREAPP/08/00378	.	14/11/2008		PRECAG	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 97

Site Name: Meanwood Road Working Men's Club,  
Meanwood Road, Leeds

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 97

Site Name: Meanwood Road Working Men's Club,  
Meanwood Road, Leeds

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)    Suitability: Yes Physical    Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility

Rank (1-5)

5

**Access Comments**

Visibility is probably achievable within site frontage with Stonegate Road

Rank (1-5)

5

**Local network comment**

Capacity issues

Rank (1-5)

3

**Mitigation measure**

Total score

13

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 97

Site Name: Meanwood Road Working Men's Club,  
Meanwood Road, Leeds

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

9

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Green

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 118

Site Name: 21 And 23 The View, Alwoodley, Leeds LS17 7NA

**Site Details**

Northing:	440576	Area sq m:	4359.23	Ward	Alwoodley
Easting:	429017	Area Ha:	0.435923	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Residential - Dwellings  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4815.17	Distance to bus stop (metres)	201.71
Nearest Railway Station	Horsforth	Bus Stop ID	11410
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
06/06583/FU	One 4 bed detached dwelling, one pair of 4 bed semi detached houses and one block of two 2 bed flats to site of existing bungalow and garden	03/11/2006	09/03/2007	R	45.93
H30/612/77/	Alterations and extensions, to form enlarged lounge and dining room and enlarged bedroom, to front and side of de	14/07/1977	08/08/1977	A	46.19
H30/394/90/	Outline application to lay out access and erect residential development, to site of 2 detached houses. (site area	23/08/1990	11/01/1991	W	91.26
H30/685/77/	Outline application to layout access road and erect 3 detached houses, to vacant site. (site area 0.17ha (0.42 acre	08/08/1977	05/12/1977	W	37.28
30/310/92/FU	Single storey side extension and single storey rear extension	25/08/1992	27/10/1992	A	46.31
H30/685/80/	Alterations and extension, to form sun lounge, to rear of detached bungalow.	12/08/1980	28/08/1980	A	45.33
H30/14/88/	Alterations, new pitched roof to existing extension, and extension, to form 2 bedrooms and shower room, to rear of de	15/01/1988	05/02/1988	A	45.80
08/04145/FU	Laying out of access road and erection of 8 houses, with landscaping	09/07/2008	03/09/2008	R	100.00
H30/129/78/	Alterations, including new windows and to form bathroom, extension, to form new bedroom to side, addition o	08/02/1978	03/04/1978	A	44.82
08/00155/FU	Laying out of access road and erection of 10 houses, with landscaping	11/01/2008	11/04/2008	R	100.00
H30/366/78/	Alterations to form bathroom and extension to form bedroom to side, with addition of car port, porch to front and	07/04/1978	05/06/1978	W	44.82

Site Ref: 118

Site Name: 21 And 23 The View, Alwoodley, Leeds LS17 7NA

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 118

Site Name: 21 And 23 The View, Alwoodley, Leeds LS17 7NA

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

3 buses per hour. Good access to primary / secondary education and health services.

Rank (1-5)

3

**Access Comments**

Access achievable from The View.

Rank (1-5)

5

**Local network comment**

Existing housing and small scale - no local impact.

Rank (1-5)

5

**Mitigation measure**

None.

Total score

13

**Support?**

Yes

**Need to combine with other sites:**

No

**Suitability for partial development:**

Yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 118

Site Name: 21 And 23 The View, Alwoodley, Leeds LS17 7NA

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

6

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 120

Site Name: 55 Harrogate Road, Chapel Allerton, Leeds, LS7 3RU

**Site Details**

Northing:	437144	Area sq m:	5625.85	Ward	Chapel Allerton
Easting:	430435	Area Ha:	0.562585	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Vacant & Derelict - Vacant building  
 Existing Use 2: Vacant and derelict - Vacant land  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Retail - Restaurants and Cafes  
 Neighbouring Use 3: Retail - Financial and professional services  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3208.04	Distance to bus stop (metres)	48.72
Nearest Railway Station	Burley Park	Bus Stop ID	5269
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	Chapel Allerton
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H30/309/74/1	Extension of existing permission to erect 2 pairs of air cooled condenser units, to roof of computer centre.(applicati	15/02/1977	14/03/1977	A	98.85
H30/606/77/	Alterations and extension, to form air conditioning plant , comprising plant room, worksho p, washroom and engineers	11/07/1977	03/10/1977	A	98.85
H34/379/90/	2.4m high and 1.8m high bounda ry fence, to offices.	16/11/1990	19/02/1991	R	98.76
H30/787/80/	Alterations, including new fac ings to offices.	26/09/1980	20/10/1980	A	97.85
H30/974/75/	Alterations and extension, to form reception area, to of fice building.	14/10/1975	17/11/1975	A	98.85
H30/1193/76/	Internal illumination of exist ing fascia, box sign, size 6.7m (22ft) x 0.7m (2ft.3ins), height above ground 5.4	21/12/1976	31/01/1977	A	98.85
07/04965/FU	Temporary car park to vacant site	06/08/2007	17/10/2007	R	46.14
H34/55/86/	Alterations including new stai rcase and to form elect ricity sub station, transforme r room, computer room, plas	20/02/1986	14/04/1986	A	98.90
H34/39/92/	Alterations to entrance doors, to offices.	06/02/1992	27/02/1992	A	17.97
12/00823/CA	Conservation Area application to demolish vacant former bank premises	22/02/2012	13/07/2012	R	99.02
07/04963/ADV	4 non illuminated advertisement hoardings	06/08/2007	29/10/2007	R	46.14
34/49/99/SI	I nternally illuminated wall mounted sign	12/03/1999	30/04/1999	A	17.62
07/07912/FU	Laying out of access road and erection of multi level, mixed use development, comprising 2 retail units, restaurant, offices, doctors surgery, pharmacy, 2 residential blocks comprising 70 flats and multi level car park and landscaping	21/12/2007	15/04/2008	W	97.89
H30/1068/75/	Outline application to erect e xtension, to form plant room, to computer centre.	07/11/1975	13/07/1976	A	98.85
H30/246/77/	Outline application to erect e xtension, to form air c onditioning plant room, engine ers office and spare part	25/03/1977	23/05/1977	A	98.85
08/05355/FU	Laying out of access road and erection of multi level, mixed use development, comprising 2 retail units, restaurant, offices, doctors surgery, pharmacy, 14 flats and multi level car park and landscaping	11/09/2008	25/11/2008	R	97.89
12/05296/FU	Demolition of existing building and erection of a foodstore (to the rear of the site) with associated access, car parking, servicing and landscaping	14/12/2012		PCO	99.02

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 120

Site Name: 55 Harrogate Road, Chapel Allerton, Leeds,  
LS7 3RU

12/05297/CA	Conservation Area application to demolish vacant former bank premises	14/12/2012		PCO	99.02
H30/634/77/	One non-illuminated contractor s sign size 3.8m. (12fe et 6ins.) x 3.8m. (12ft. 6ins. ) height above ground 1.9	22/07/1977	15/08/1977	A	98.85
12/00822/FU	Demolition of existing building and erection of a foodstore with associated access, car parking, servicing and landscaping	22/02/2012	15/06/2012	R	99.02
34/26/99/FU	Change of use of warehouse area to canteen lounge and meeting area	03/02/1999	31/03/1999	A	96.73
13/00694/FU	Demolition of existing building and erection of a foodstore (to the front of the site) with associated access, car parking, servicing and landscaping	11/02/2013		PCO	99.02
13/00695/CA	Conservation Area application to demolish vacant former bank premises	11/02/2013		PCO	99.02

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 120

Site Name: 55 Harrogate Road, Chapel Allerton, Leeds, LS7 3RU

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 120

Site Name: 55 Harrogate Road, Chapel Allerton, Leeds, LS7 3RU

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Core Strategy accessibility standards fully met.

Rank (1-5)

5

**Access Comments**

Site within busy local centre. Currently served by a substandard junction that should be closed off & replaced by an up to date access.

Rank (1-5)

4

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Access reinstatement, bus stop relocation, alterations to on-street parking bays/carriageway markings, possible pedestrian crossing on Harrogate Road.

Total score

12

**Support?**

Yes with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 120

Site Name: 55 Harrogate Road, Chapel Allerton, Leeds, LS7 3RU

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

40

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Green

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 174

Site Name: University Of Leeds Tetley Hall, 40-42 Moor Road, 11

## Site Details

Northing:	436771	Area sq m:	25574.78	Ward	Weetwood
Easting:	427857	Area Ha:	2.557478	HMCA:	North

## Site Characteristics

### Land Use

Existing Use 1:	Residential - Residential institution
Existing Use 2:	Recreation & Leisure - Outdoor amenity & open space
Existing Use 3:	
Neighbouring Use 1	Residential - Dwellings
Neighbouring Use 2:	
Neighbouring Use 3:	
Other uses:	
Site State:	Mixed

### Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1414.61	Distance to bus stop (metres)	208.23
Nearest Railway Station	Headingley	Bus Stop ID	14224
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

## UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

## Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/1004/79/	Alterations, extensions, to form enlarged common room, enlarged refectory, and 2 storey porch, offices and meeting	08/10/1979	14/01/1980	A	57.59
11/03370/CA	Conservation area application to demolish former student halls of residence and 11 and 13 Heathfield Terrace	08/08/2011	02/08/2012	A	76.55
11/03234/FU	Redevelopment of former halls of residence site comprising 4 storey residential care home, 3 blocks of 54 flats, 2 blocks of 14 townhouses, conversion of stables to detached house, with landscaping and public open space	27/07/2011	02/08/2012	A	76.55
H26/46/75/	Alterations to form fire doors, and addition of fire escape staircases to 6 student halls of residence.	16/01/1975	24/03/1975	A	82.68
08/04024/FU	3 new student flat blocks comprising 45 cluster flats with 259 bedrooms and 17 student townhouses with 102 bedrooms, with car parking and public open space	03/07/2008	22/02/2010	R	75.73
08/00472/CA	Conservation area application to demolish former student halls of residence and 11 - 13 Heathfield Terrace	28/01/2008	28/03/2008	A	100.00
08/00471/FU	Redevelopment of former halls of residence site comprising: conversion of 6 buildings to 29 flats and 2 houses; erection of 3 blocks totalling 75 flats; 17 townhouses, one detached dwelling and a part 4, part 5 storey block of 53 retirement flats with landscaping and public open space	28/01/2008	28/04/2008	R	100.00
08/04049/FU	Redevelopment of former halls of residence site comprising conversion of 6 buildings to 29 flats and 2 houses, erection of 3 blocks totalling 70 flats, 17 townhouses, one block of 51 retirement flats, with landscaping and public open space	03/07/2008	22/02/2010	R	100.00

Site Ref: 174

Site Name: University Of Leeds Tetley Hall, 40-42 Moor Road, 11

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 174

Site Name: University Of Leeds Tetley Hall, 40-42 Moor Road, 11

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Small amount of development from Burton Crescent, mitigation required for main access off Moor Road for parking bays and Traffic Regulation Orders.

Rank (1-5)

4

**Local network comment**

Local congestion issues but brownfield site with mitigation measures available.

Rank (1-5)

4

**Mitigation measure**

Alterations to Moor Road including kerb alignment for parking bays and Traffic Regulation Orders.

Total score

13

**Support?**

yes with mitigation

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 174

Site Name: University Of Leeds Tetley Hall, 40-42 Moor Road, 11

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

114

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 177

Site Name: 54 And 56 Broomfield, Adel, Leeds, LS16 7AD

**Site Details**

Northing:	439972	Area sq m:	4436.49	Ward	Adel and Wharfedale
Easting:	426736	Area Ha:	0.443649	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Residential - Dwellings  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2460.34	Distance to bus stop (metres)	148.66
Nearest Railway Station	Horsforth	Bus Stop ID	6239
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
26/387/96/OT	Outline application to erect detached bungalow	27/09/1996	03/12/1996	R	32.48
11/00927/FU	Two detached houses including demolition of existing house	03/03/2011	09/06/2011	W	49.92
H26/796/74/	Alterations and extension to form garage with bedroom and bathroom with w.c. over, and second garage, to detached house	31/12/1974	10/02/1975	A	31.67
12/04631/FU	One detached dwelling with detached double garage	01/11/2012	17/12/2012	R	50.08
12/03279/FU	Demolition of existing house and erection of one detached house	30/07/2012	05/09/2012	A	49.82
H26/599/80/	Alterations and extension, to form kitchen area and break fast area, to rear of detached house.	03/07/1980	17/07/1980	A	48.99
12/02863/FU	One detached dwelling with detached double garage	29/06/2012	14/09/2012	W	50.08
10/05499/FU	One 5 bedroom and one 4 bedroom detached houses including demolition of existing house	02/12/2010		APPRET	49.92
11/05070/FU	Demolition of existing house and erection of 2 detached houses	02/12/2011	18/01/2012	A	49.92
08/01429/FU	Erection of 5 detached houses including the demolition of no. 54	11/03/2008	06/05/2008	R	99.73
H26/31/74/	Alterations including new pitched roof and dormer bathroom and bedrooms, and a new brick (integral) garage.	10/04/1974	24/06/1974	A	68.00
26/215/95/OT	Outline application to erect detached dwelling	07/06/1995	18/10/1995	R	32.48
13/00745/COND	Consent, agreement or approval required by conditions 3, 4, 6, 7, 8, 9, 12 and 13 of Planning Application 12/03279/FU	08/02/2013	03/05/2013	SPL	49.82

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 177

Site Name: 54 And 56 Broomfield, Adel, Leeds, LS16 7AD

East Leeds

### SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: No

Achievability: Unknown

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

Good accessibility all round.

Rank (1-5)

5

##### Access Comments

Good frontage with adopted highway, existing houses may need demolishing to provide 5 houses.

Rank (1-5)

5

##### Local network comment

Small development easily accommodated.

Rank (1-5)

5

##### Mitigation measure

Total score

15

##### Support?

yes

##### Need to combine with other sites:

no

##### Suitability for partial development:

#### Highways Agency

#### Network Rail :

#### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

#### Education

#### Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

#### Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 177

Site Name: 54 And 56 Broomfield, Adel, Leeds, LS16 7AD

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units): 5 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 235

Site Name: Land At Clarence Road, Horsforth, Leeds  
LS18 4LB

**Site Details**

Northing:	437162	Area sq m:	7073.55	Ward	Horsforth
Easting:	423773	Area Ha:	0.707355	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Office  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2: Residential - Residential institution  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Mix

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2081.08	Distance to bus stop (metres)	203.97
Nearest Railway Station	Horsforth	Bus Stop ID	6173
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H27/73/89/	Alterations, to form offices, toilets and storerooms and extensions, to form 2 entrance porches and link bridge and	17/04/1989	28/06/1989	A	49.61
27/256/04/FU	Replacement single storey extension to offices and training facilities	04/11/2004	07/12/2004	A	53.25
H27/84/78/	Change of use of vacant hospital to offices.	20/03/1978	05/06/1978	A	32.85
27/196/97/FU	Single storey entrance lobby to offices	23/12/1997	13/02/1998	A	51.29
27/25/98/CA	Conservation area application for alterations to boundary wall	05/02/1998	27/03/1998	ND	12.66
H27/95/88/	Change of use of school to offices.	11/04/1988	04/05/1988	W	50.65
H27/15/87/	Laying out of access road and erection of 27 sheltered housing units, comprising 24, two bedroom flats and 3 one bedroom	28/01/1987	28/03/1988	R	50.88
27/9/98/CA	Conservation area application to part demolish and rebuild boundary wall and gatepost to offices	14/01/1998	06/03/1998	A	51.29
27/115/92/FU	Dormer window, part new roof and two storey extension	28/07/1992	25/09/1992	A	45.94
27/62/01/FU	Alterations to form wheelchair access lift to offices	04/04/2001	22/05/2001	A	50.65
H27/74/89/	Conservation area application, to demolish part of boundary wall, conservatory and link, to offices.	17/04/1989	28/06/1989	A	50.31
H27/192/88/	Conservation area application, to demolish house and school room.	18/07/1988	24/10/1988	R	51.20
27/10/98/FU	Laying out of enlarged access and car park to offices	23/12/1997	24/12/1998	W	51.29
H27/131/88/	Application to demolish detached house, lay out access road and erect 4 detached houses. (site area	26/05/1988	24/10/1988	R	50.67
H27/268/88/	Change of use of school to ancillary offices.	21/10/1988	05/12/1988	A	50.57
H27/16/87/	Conservation area application to demolish school, lay out access road and erect 27 sheltered housing units, comprising	28/01/1987	28/03/1988	R	50.66
27/29/98/SN	1 non illuminated free standing sign to offices	10/02/1998	03/04/1998	A	10.93
H27/119/78/	Outline application to demolish existing vacant maternity home, lay out access road, and erect 26 aged person flats	18/04/1978	17/07/1978	A	32.85

Site Ref: 235

Site Name: Land At Clarence Road, Horsforth, Leeds  
LS18 4LB

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 235

Site Name: Land At Clarence Road, Horsforth, Leeds  
LS18 4LB

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)    Suitability: Yes Physical    Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

<b>Accessibility comment</b>	<b>Rank (1-5)</b>
Public transport Core Strategy accessibility standards met for schools/health/local services but not for rail service.	<b>5</b>
<b>Access Comments</b>	<b>Rank (1-5)</b>
Clarence Road narrow/heavily parked max 5 houses replace existing?	<b>3</b>
<b>Local network comment</b>	<b>Rank (1-5)</b>
Local congestion issues.	<b>3</b>
<b>Mitigation measure</b>	<b>Total score</b>
Unknown at this stage	<b>11</b>

<b>Support?</b>	<b>Need to combine with other sites:</b>	<b>Suitability for partial development:</b>
Yes with mitigation	No	Yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

<b>West Yorkshire Ecology and LCC Ecology Officer:</b>	<b>Boundary Amendment</b>
Supported	

Natural England:

**Education**

**Drainage/Water/Flooding**

<b>Environment Agency Comments:</b>	<b>Environment Agency Constraints:</b>

<b>Yorkshire Water Comments:</b>	<b>Yorkshire Water Waste Water Treatment Works Comme</b>

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 235

Site Name: Land At Clarence Road, Horsforth, Leeds  
LS18 4LB

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

5

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1014

Site Name: Land at Fraser Avenue, Horsforth

**Site Details**

Northing:	437737	Area sq m:	12375.58	Ward	Horsforth
Easting:	423067	Area Ha:	1.237558	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1949.33	Distance to bus stop (metres)	70.66
Nearest Railway Station	Horsforth	Bus Stop ID	8844
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	99.99		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1014

Site Name: Land at Fraser Avenue, Horsforth

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1014

Site Name: Land at Fraser Avenue, Horsforth

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

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

Rank (1-5)

2

**Local network comment**

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

Rank (1-5)

1

**Mitigation measure**

Total score

8

**Support?**

Yes with significant mitigation.

**Need to combine with other sites:**

No

**Suitability for partial development:**

No

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

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

**Boundary Amendment**

Site assessment needed. ???

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

**Gas:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1014

Site Name: Land at Fraser Avenue, Horsforth

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

45

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1015

Site Name: Land South of Lee Lane West, Horsforth

**Site Details**

Northing:	438723	Area sq m:	301297.79	Ward	Horsforth
Easting:	423249	Area Ha:	30.129779	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Forestry - Unmanaged Forest
Neighbouring Use 3:	Residential - Dwellings
Other uses:	Education
Site State:	Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1243.59	Distance to bus stop (metres)	603.81
Nearest Railway Station	Horsforth	Bus Stop ID	384
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	99.57	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.01	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1015

Site Name: Land South of Lee Lane West, Horsforth

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?: Possibly

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

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

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1015

Site Name: Land South of Lee Lane West, Horsforth

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor access to public transport and health. Access to education is suitable..

Rank (1-5)

2

**Access Comments**

Frontage available for suitable access but highway needs widening.

Rank (1-5)

1

**Local network comment**

Local network unsuitable for additional development, needs improvement beyond control of site.

Rank (1-5)

1

**Mitigation measure**

Nothing deliverable

Total score

4

**Support?**

No

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

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

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

[Empty box for Environment Agency Comments]

**Environment Agency Constraints:**

[Empty box for Environment Agency Constraints]

**Yorkshire Water Comments:**

[Empty box for Yorkshire Water Comments]

**Yorkshire Water Waste Water Treatment Works Comme**

[Empty box for Yorkshire Water Waste Water Treatment Works Comments]

**LCC Flood Risk Management:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1015

Site Name: Land South of Lee Lane West, Horsforth

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

791

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1016

Site Name: Land at Broadway and Calverley Lane,  
Horsforth

## Site Details

Northing:	437583	Area sq m:	5673.65	Ward	Horsforth
Easting:	423001	Area Ha:	0.567365	HMCA:	North

## Site Characteristics

### Land Use

Existing Use 1:	Vacant and derelict - Vacant land
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Residential - Dwellings
Neighbouring Use 2:	Transport - Transport tracks & ways
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

### Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2106.79	Distance to bus stop (metres)	31.71
Nearest Railway Station	Horsforth	Bus Stop ID	3819
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

## UDP Designation

Greenbelt - N32 (%):	99.71	Urban Green Corridor - N8 (%):	83.83
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

## Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1016

Site Name: Land at Broadway and Calverley Lane,  
Horsforth

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
10/04068/OT	Outline Application including means of access to erect residential development for up to 400 dwellings with associated public open space, parking landscaping, ancillary retail unit, allotments, retention of sports ground with pavilion and associated off-site highway works	07/09/2010	31/03/2011	R	33.26
12/04929/RM	331 dwellings including internal highways, landscaping and 2 retail units	20/11/2012	03/05/2013	A	33.26
13/00408/COND	Consent, agreement or approval required by condition 11 of Planning Application 10/04068/OT	24/01/2013		PCO	33.26
H27/79/76/	Outline application to erect detached dwelling house to vacant site. (site area 0.09ha ( 0.22 acres)).	16/03/1976	15/06/1976	R	77.34

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1016

Site Name: Land at Broadway and Calverley Lane, Horsforth

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

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

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1016

Site Name: Land at Broadway and Calverley Lane, Horsforth

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Access from Calverley Lane only.

Rank (1-5)

5

**Local network comment**

Local congestion issues but not for 13 houses.

Rank (1-5)

4

**Mitigation measure**

Unknown at this stage.

Total score

14

**Support?**

Yes

**Need to combine with other sites:**

No

**Suitability for partial development:**

Yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1016

Site Name: Land at Broadway and Calverley Lane, Horsforth

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

13

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1019

Site Name: Land off Gledhow Valley Road, Chapel Allerton, LS7 4ND

**Site Details**

Northing:	437304	Area sq m:	19762.89	Ward	Chapel Allerton
Easting:	431129	Area Ha:	1.976289	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Recreation & Leisure - Allotment and city farm  
 Existing Use 2: Recreation & Leisure -Outdoor amenity & open space  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2: Recreation & Leisure -Outdoor amenity & open space  
 Neighbouring Use 3: Forestry - Unmanaged Forest  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3866.08	Distance to bus stop (metres)	227.81
Nearest Railway Station	Burley Park	Bus Stop ID	2289
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	26.22
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	24.99	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1019

Site Name: Land off Gledhow Valley Road, Chapel Allerton, LS7 4ND

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
34/206/93/FU	2 storey side extension and 2 storey rear extension to aged persons home	22/07/1993	13/10/1993	A	17.75
H34/150/91/	Detached stable to paddock.	06/06/1991	22/08/1991	A	37.35
H30/865/79/	Outline application to demolish existing detached house, lay out access road and erect 16 semi-detached houses, an	14/08/1979	22/10/1979	W	17.78
H34/132/85/	Alterations, to form laundry, storeroom, treatment room, boiler room, 3 bedrooms, 2 bathrooms, enlarged bedroom an	07/05/1985	24/06/1985	A	18.56
H30/138/83/	Alterations and addition of external fire escape stair case to aged persons home.	31/03/1983	09/05/1983	A	17.84

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1019

Site Name: Land off Gledhow Valley Road, Chapel Allerton, LS7 4ND

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1019

Site Name: Land off Gledhow Valley Road, Chapel Allerton, LS7 4ND

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor access to public transport. Good access to health services and primary / secondary education.

Rank (1-5)

2

**Access Comments**

Visibility should be achievable within site frontage of Gledhow Lane.

Rank (1-5)

5

**Local network comment**

Spare capacity

Rank (1-5)

5

**Mitigation measure**

Total score

12

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported with mitigation to protect and enhance the wooded wildlife corridor of Gledhow Valley Wood LNA i.e. retain the scrub and trees alongside Gledhow Valley Road within this site.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1019

Site Name: Land off Gledhow Valley Road, Chapel Allerton, LS7 4ND

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

30

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1026

Site Name: Cardigan Fields, Kirkstall Road

**Site Details**

Northing:	434404	Area sq m:	9100.66	Ward	Kirkstall
Easting:	427481	Area Ha:	0.910066	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Recreation & Leisure - Indoor sport facility  
 Existing Use 2: Other  
 Existing Use 3:  
 Neighbouring Use 1: Industry and business - Storage  
 Neighbouring Use 2: Utilities & Infrastructure - Refuse disposal  
 Neighbouring Use 3: Other  
 Other uses: Night club / cinema  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	879.83	Distance to bus stop (metres)	167.37
Nearest Railway Station	Burley Park	Bus Stop ID	9463
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/373/75/	Outline application to erect extension to form enlarged warehouse with ancillary offices.	01/05/1975	09/06/1977	A	50.81
H26/458/84/	One internally illuminated individual letter sign, size 4.71m x 1.55m height above ground 1.185m (underside), to offices	21/12/1984	28/01/1985	A	29.61
H26/393/74/	Laying out with drainage, of new access and service roads to proposed industrial estate .	31/07/1974	10/02/1975	A	20.03
12/00207/FU	Demolition of existing premises and erect a retail food store, with associated car parking and landscaping	18/01/2012	27/06/2012	A	49.31
0-24/8/99/MOD	New build health & leisure unit (shell) to leisure park	17/02/1999	19/03/1999	M01	29.62
0-24/24/99/MOD	Leisure development, car parking, landscaping and new access road	12/05/1999	10/06/1999	M01	29.62
0-24/38/96/MOD	Amendment to previous for leisure complex with bingo hall cinema restaurants public house and car parking	04/10/1996	06/03/1997	M01	25.12
H26/368/88/	Outline application to layout access roads and erect residential development, industrial development, shopping,	01/08/1988	01/08/1988	0	100.00
24/266/98/SI	2 internally illuminated signs to nightclub	03/08/1998	12/01/1999	A	29.62
H26/70/87/	Alterations and addition of steel fire escape stair case, to rear of factory.	24/02/1987	27/04/1987	A	29.77
0-24/6/97/MOD	Amendment to previous approval for leisure complex with bingo hall, cinema, restaurants, public house and car parking	04/02/1997	06/03/1997	M01	25.12
H26/147/84/	Laying out of access and erection of steel fabrication workshop with offices, toilets and mess room, to s	03/04/1984	22/05/1984	A	21.13
99-24/7/93/FU	Change of use of factory to vehicle repairs and maintenance	08/03/1993	18/05/1993	A	21.06
H26/840/75/	Alterations and extension, to form enlarged warehouse with enlarged 2 storey offices, including drivers mess and rest r	07/10/1975	01/12/1975	A	50.81
0-24/22/96/MOD	Outline application to layout access and erect retail and leisure development with foot bridge over river aie.	26/07/1996	29/08/1996	M01	25.12
H26/215/88/	Detached water storage tank to works.	10/05/1988	04/07/1988	A	29.41
PREAPP/08/00346	.	25/09/2008	25/08/2009	PRENOT	29.62
0-24/41/98/MOD	Leisure complex with cinema restaurants bingo hall health club and public house with car parking	28/07/1998	05/10/1998	M01	25.12
99-24/23/94/FU	Change of use of factory to vehicle repairs and maintenance	03/08/1994	02/10/1995	W	21.06

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1026

Site Name: Cardigan Fields, Kirkstall Road

H26/481/87/	Alterations and extension, to form 2 bedroom wardens flat, to industrial unit.	10/12/1987	15/02/1988	A	20.61
24/292/01/FU	New entrance and trade counter	12/07/2001	20/11/2001	A	49.13
06/06906/FU	Change of use of factory and warehouse to Classes B1, B2 and B8, including repair, servicing and maintenance of motor vehicles, together with MOT testing	20/11/2006	19/02/2007	A	49.31
H26/896/78/	Detached single storey warehouse with covered loading bay, to offices.	19/09/1978	27/11/1978	A	44.10
H26/505/79/	Alterations and extension, to form maintenance building, with offices, rest room and toilets, to factory.	31/05/1979	06/08/1979	A	30.70
99-24/6/95/RM	Leisure complex with cinema restaurants bingo hall health club and public house with car parking	03/02/1995	16/03/1995	A	25.12
24/345/04/FU	Alterations to form entrance to studio	02/07/2004	06/08/2004	A	49.31
H26/194/80/	Detached single storey compressor house and gas bottle store, to factory.	19/02/1980	17/03/1980	A	29.62
H26/416/87/	Alterations, including new windows, to warehouse.	04/11/1987	07/12/1987	A	29.63
H26/149/90/99	Alterations, including new windows to works.	18/04/1990	17/05/1990	A	29.62
99-24/21/94/OT	Leisure development, car parking, landscaping and new access road	17/06/1994	18/08/1994	A	29.62
99-24/29/93/OT	Outline application to layout access and erect retail and leisure development with footbridge over river aie	24/11/1993	14/08/1995	W	29.62
24/398/97/FU	Ten 5m high security camera posts and attached security cameras and 2 security barriers to leisure complex	05/12/1997	03/02/1998	A	29.62
0-24/48/96/MOD	Amendment to previous approval for leisure complex with bingo hall/cinema/restaurants with public house and car parking	28/11/1996	15/04/1997	M01	25.12
0-24/39/97/MOD	Leisure complex with cinema restaurants bingo hall health club and public house with car parking	07/07/1997	02/10/1997	M01	25.12
H26/174/81/	Laying out of access and erection of 7 light industrial units in 2 blocks of 2, and 1 block of 3, with 20 car parking	20/03/1981	13/07/1981	A	21.08
24/234/96/FU	Amendment to previous approval for cinema and car parking	08/08/1996	06/09/1996	R	29.62
24/69/96/RM	Amendment to previous approval for leisure complex with bingo hall cinema restaurants public house and car parking	06/03/1996	18/06/1996	A	25.12

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1026

Site Name: Cardigan Fields, Kirkstall Road

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Public transport Core Strategy standards met for schools/health/local services and rail.

Rank (1-5)

5

**Access Comments**

Adequate frontage.

Rank (1-5)

5

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Unknown at this stage.

Total score

13

**Support?**

yes

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1026

Site Name: Cardigan Fields, Kirkstall Road

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

33

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Green

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1033

Site Name: Government Buildings, Otley Road, LS16 5PU

**Site Details**

Northing:	439042	Area sq m:	46987.36	Ward	Adel and Wharfedale
Easting:	427086	Area Ha:	4.698736	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Community Services  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2666.67	Distance to bus stop (metres)	205.27
Nearest Railway Station	Horsforth	Bus Stop ID	5222
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/482/76/	Temporary, until 1990, prefabricated office units to office premises.	28/05/1976	16/08/1976	A	92.43
26/22/05/FU	Replacement 1.5m high boundary fence to otley road boundary of offices	06/01/2005	03/03/2005	A	93.05
H26/35/88/	First floor prefabricated office unit with 2 staircases to office. (this item	27/01/1988	15/02/1988	A	93.19
H26/1165/78/	Alterations, to form new pipe work, to roof of government offices.	15/12/1978	12/01/1979	W	92.43
H26/399/84/	Outline application to demolish existing office buildings and erect offices, with car parking and landscaping	18/10/1984	07/01/1985	A	93.05
26/246/97/FU	Alterations and new path and replacement windows to 2 office units and new canopy to 1 office unit	15/07/1997	02/09/1997	A	92.41
26/162/93/FU	Refurbishment of 2 storey prefabricated office unit	02/06/1993	26/07/1993	A	93.61
H26/292/75/	Alterations and extension, to form additional offices and soil loading bay, to government building.	08/04/1975	12/05/1975	A	92.43
H26/512/76/	Alterations, to form fume cupboard and ventilation system, to laboratory premises.	08/06/1976	26/07/1976	A	92.43
H26/332/78/	Laying out of enlarged car park, for 18 cars, to offices. (this item appears for information only, being	12/04/1978	08/05/1978	A	92.43
H26/56/89/	Alterations to offices to form computer suite and alterations to garage and office to form office, to offices.	03/02/1989	03/04/1989	A	92.98
H26/19/88/	Alterations and extensions, to form staff library and cloak room, to office. (this item	18/01/1988	15/02/1988	A	93.34

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1033

Site Name: Government Buildings, Otley Road, LS16 5PU

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Mitigation works would be required including traffic calming on Adel Lane and possible pedestrian crossings on Otley Road.

Rank (1-5)

4

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Unknown at this stage

Total score

12

**Support?**

Yes with mitigation

**Need to combine with other sites:**

No

**Suitability for partial development:**

Yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1033

Site Name: Government Buildings, Otley Road, LS16 5PU

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

142

Floorspace sq m (Non residential):

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Site Ref: 1033**

**Site Name: Government Buildings, Otley Road, LS16 5PU**

**Residential Conclusion:**

Green

**Retail Conclusion:**

Green

**Employment Conclusion:**

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1062

Site Name: The former waste water treatment work, Horsforth

**Site Details**

Northing:	436969	Area sq m:	30890.05	Ward	Horsforth
Easting:	424432	Area Ha:	3.089005	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Forestry - Unmanaged Forest  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2170.84	Distance to bus stop (metres)	118.91
Nearest Railway Station	Horsforth	Bus Stop ID	12448
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1062

Site Name: The former waste water treatment work,  
Horsforth

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
27/154/01/OT	Outline application to erect residential development	02/08/2001	15/04/2002	W	99.78

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1062

Site Name: The former waste water treatment work, Horsforth

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

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

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1062

Site Name: The former waste water treatment work, Horsforth

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Public transport Core Strategy standards met schools/health but not for from rail service, just outside 800m mark for Horsforth New Road Side.

Rank (1-5)

4

**Access Comments**

Stone walls and trees across frontage will need to be removed for visibility, only one location possible for access and difficult to achieve.

Rank (1-5)

2

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Unknown at this stage

Total score

9

**Support?**

yes with mitigation

**Need to combine with other sites:**

maybe

**Suitability for partial development:**

yes with mitigation

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

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

**Boundary Amendment**

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

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1062

Site Name: The former waste water treatment work, Horsforth

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

53

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1079

Site Name: Long Causeway, Adel, LS16 8DU

**Site Details**

Northing:	439958	Area sq m:	32600.80	Ward	Adel and Wharfedale
Easting:	427687	Area Ha:	3.26008	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility  
 Neighbouring Use 3: Residential - Dwellings  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3367.04	Distance to bus stop (metres)	281.97
Nearest Railway Station	Horsforth	Bus Stop ID	4384
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	99.94	Urban Green Corridor - N8 (%):	99.94
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1079

Site Name: Long Causeway, Adel, LS16 8DU

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/145/87/	Change of use involving alterations including new staircase of dwelling house to 2, three bedroom, dwelling house	10/04/1987	27/07/1987	A	99.38

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

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

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1079

Site Name: Long Causeway, Adel, LS16 8DU

East Leeds

### SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: LDF to determine

Achievability: Long term (11+ years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

Public transport Core Strategy Standards not met, apart from access to schools.

Rank (1-5)

1

##### Access Comments

Access only possible off Long Causeway midway between Sir George Martin Drive and East Causeway, will require widening of Long Causeway to provide footway and visibility splays which will require removal of stone. wall and trees over full site frontage.

Rank (1-5)

3

##### Local network comment

Local congestion issues.

Rank (1-5)

3

##### Mitigation measure

Unknown at this stage

Total score

7

##### Support?

yes with mitigation

##### Need to combine with other sites:

no

##### Suitability for partial development:

no

#### Highways Agency

n/a

#### Network Rail :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance wildlife corridor function across the site - open-grown trees and hedgerows of particular importance. Bats to consider.

##### Boundary Amendment

##### Natural England:

#### Education

#### Drainage/Water/Flooding

##### Environment Agency Comments:

##### Environment Agency Constraints:

##### Yorkshire Water Comments:

##### Yorkshire Water Waste Water Treatment Works Comme

##### LCC Flood Risk Management:

#### Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1079

Site Name: Long Causeway, Adel, LS16 8DU

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

86

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1120

Site Name: Land at Headingley Lane, Headingley

**Site Details**

Northing:	435886	Area sq m:	23468.46	Ward	Headingley
Easting:	428206	Area Ha:	2.346846	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Community Services - Places of worship  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	772.10	Distance to bus stop (metres)	105.15
Nearest Railway Station	Burley Park	Bus Stop ID	14221
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/174/90/	Laying out of access and erection of 57 dwellings, comprising part two storey and part three storey block of 27, one	27/04/1990	30/12/1991	A	59.73
H26/113/89/	Outline application to layout access and erect residential development to vacant site. (site area)	06/03/1989	22/05/1990	W	75.21
H26/625/75/	Alterations, to form covered way and doorway to college.	14/07/1975	08/09/1975	A	17.02
H26/600/79/	Use of part of garden as burial ground, to college.	21/06/1979	03/09/1979	A	17.02
26/477/96/RE	Extension of permission to layout access and erect 29 houses 27 sheltered flats and 1 wardens flat to vacant site	05/12/1996	20/02/2003	0	62.13
26/498/96/FU	Alterations to access and erection of 2.1m high boundary wall and fence to residential home	23/12/1996	09/06/1997	A	17.06
20/43/05/FU	Variation of condition no 1 of deemed planning consent for north and east supertram (extension of time limit)	31/01/2005	25/07/2005	A	50.23

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1120

Site Name: Land at Headingley Lane, Headingley

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Public transport Core Strategy standards met for schools/health/local services and rail.

Rank (1-5)

5

**Access Comments**

New Generation Transport alignment will leave very little developable land, access to development would be problematic for New Generation Transport.

Rank (1-5)

2

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Total score

10

**Support?**

no

**Need to combine with other sites:**

no

**Suitability for partial development:**

no

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported with mitigation to protect and enhance wildlife corridor function across the site - protecting existing woodland cover. Bats and Badgers to consider.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1120

Site Name: Land at Headingley Lane, Headingley

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

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

Site Capacity (dwellings units):

36

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1138

Site Name: Land adjacent to Beechwood, Elmete Lane, Roundhay,LS8

**Site Details**

Northing:	437495	Area sq m:	29484.67	Ward	Roundhay
Easting:	434023	Area Ha:	2.948467	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2: Office  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Office  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3795.98	Distance to bus stop (metres)	413.33
Nearest Railway Station	Cross Gates	Bus Stop ID	7537
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1138

Site Name: Land adjacent to Beechwood, Elmete Lane, Roundhay, LS8

**Planning History**

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
30/418/95/FU	Change of use and 2 storey extension to stable block of conference centre and stables to offices	07/12/1995	07/06/1996	A	99.87
0-30/55/98/MOD	New offices in stable mews/court	02/11/1998	11/11/1998	M01	99.87
H30/12/74/	Outline application to redevelop former residential site as a medical centre providing 5 consulting/ examination	03/04/1974	10/06/1974	R	91.96
H30/696/74/	Outline application to erect an agricultural dwelling with car port on agricultural land.	28/10/1974	25/11/1974	A	16.91
30/49/94/FU	Change of use of conference centre to day school conference centre and banqueting centre	09/02/1994	06/10/1994	A	99.71
H30/614/77/	Change of use, involving alterations to form toilets, kitchen, office & wardens flat, of detached house to residential	15/07/1977	03/01/1978	A	91.96
30/246/97/LI	Demolition of outbuildings and erection of 2 detached 2 storey business units with glazed link	24/07/1997	24/10/1997	A	99.87
30/157/97/LI	Listed building application to externally illuminate offices car park and main access drive	28/05/1997	24/10/1997	A	99.87
H30/708/74/	Extension of permission for change of use of dwelling house to children's home, or elderly persons home or disabled person	30/10/1974	06/01/1975	W	91.96
H30/361/81/	Amendment of previous application involving deletion of condition, to conference centre. (previous application)	31/03/1981	08/06/1981	A	91.85
30/394/97/LI	Listed building application to carry out alterations to offices	08/12/1997	22/01/1998	A	99.71
30/249/97/FU	2 detached 2 storey business units with glazed link and security cameras and lighting columns	16/07/1997	24/10/1997	A	99.87
H30/706/74/	Extension of permission for change of use of dwelling house to residential or boarding school, or a residential	30/10/1974	06/01/1975	W	91.96
H30/710/74/	Extension of permission for change of use of dwelling house to flats. (application no. occ 7 61, expires 14th February 1975)	30/10/1974	06/01/1975	W	91.96
H30/907/75/	Demolition of existing outbuildings and alterations and part two storey extension to form medical centre, with 38 bedrooms	23/09/1975	26/01/1976	A	91.96
0-30/46/96/MOD	Change of use and 2 storey extension to stable block of conference centre and stable to offices	05/11/1996	02/12/1996	M01	99.87

NB. Site assessments will be added over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1138

Site Name: Land adjacent to Beechwood, Elmete Lane,  
Roundhay,LS8

30/48/94/LI	Listed building application to demolish internal walls on 1st floor and to erect partition to ground floor room	09/02/1994	06/10/1994	A	99.71
H30/709/74/	Extension of permission for change of use of dwelling house to hospital or home. (application no.occ 759, expires 14	30/10/1974	06/01/1975	W	91.96
H30/1044/78/	Alterations, to form entrance hall and w.c., to proposed education centre.	28/09/1978	04/12/1978	A	91.96
30/419/95/LI	Listed building application to carry out part demolition alterations and 2 storey extension to form offices	12/12/1995	07/06/1996	A	99.87
H30/442/74/	Outline application to erect extension to form medical centre comprising 10 examination rooms, 40 nursing homebeds, oper	01/08/1974	15/01/1975	A	91.96
H30/707/74/	Extension of permission for change of use of dwelling house to hotel. (application no.occ 754, expires 14th febru	30/10/1974	06/01/1975	W	91.96

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1138

Site Name: Land adjacent to Beechwood, Elmete Lane, Roundhay, LS8

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have a significant effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

TPOs and Listed Building need to be considered, development would effect character of area. Site doesn't relate well to urban area. Well contained by trees reducing potential for sprawl.

**Conformity with Core Strategy**

- |                    |                          |   |                          |            |                          |
|--------------------|--------------------------|---|--------------------------|------------|--------------------------|
| Main Urban Area    | <input type="checkbox"/> | Main Urban Area Extension                     | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement   | <input type="checkbox"/> | Major Settlement Extension                    | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension                  | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural     | <input type="checkbox"/> | Village/Rural Extension                       | <input type="checkbox"/> |            |                          |
|                    |                          | Development unrelated to existing development | <input type="checkbox"/> |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1138

Site Name: Land adjacent to Beechwood, Elmete Lane, Roundhay, LS8

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

No accessible public transport. Good access to primary education. No footway outside site on Elmete Lane.

Rank (1-5)

2

**Access Comments**

Elmete Lane has substandard carriageway width and no nearside footway. Substandard crossroads junction at Elmete Lane/Wetherby Road.

Rank (1-5)

2

**Local network comment**

Local congestion issues.

Rank (1-5)

2

**Mitigation measure**

Carriageway/footway improvements to Elmete Lane. Traffic signals at Elmete Lane/Wetherby Road.

Total score

6

**Support?**

no

**Need to combine with other sites:**

yes

**Suitability for partial development:**

no

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No designated sites but half of the site is woodland and other areas are semi-improved grassland and valuable parkland habitat.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

[Empty box for Environment Agency Comments]

**Environment Agency Constraints:**

[Empty box for Environment Agency Constraints]

**Yorkshire Water Comments:**

[Empty box for Yorkshire Water Comments]

**Yorkshire Water Waste Water Treatment Works Comme**

[Empty box for Yorkshire Water Waste Water Treatment Works Comments]

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1138

Site Name: Land adjacent to Beechwood, Elmete Lane, Roundhay, LS8

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. By itself the site does not relate well to the existing settlement pattern. The site includes a number of Tree Preservation Orders (TPO's) and a listed building to the east. Significant highway concerns relating to access, accessibility and suitability of local network.

Site Capacity (dwellings units):

59

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1151

Site Name: Cookridge Lane, Cookridge, LS16

**Site Details**

Northing:	441049	Area sq m:	16278.09	Ward	Adel and Wharfedale
Easting:	424992	Area Ha:	1.627809	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1993.18	Distance to bus stop (metres)	365.93
Nearest Railway Station	Horsforth	Bus Stop ID	13896
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	99.99	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1151

Site Name: Cookridge Lane, Cookridge, LS16

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/202/81/	Use of agricultural land involving diversion of footpath, as domestic gardens.	26/03/1981	22/06/1981	R	77.05
H26/327/82/	Detached piggery and detached store to agricultural site.	25/08/1982	22/11/1982	R	11.55

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Links well to settlement, however, no defensible boundary to site which could create precedent for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1151

Site Name: Cookridge Lane, Cookridge, LS16

East Leeds

### SHLAA Conclusions

Availability: Short term (0-5yrs)    Suitability: LDF to determine    Achievability: Long term (11+ years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

Meets Core Strategy standards but lacks local facilities, remote from rail and health services.

Rank (1-5)

4

##### Access Comments

Would require widening of Smithy Lane along site frontage with loss of hedgerow.

Rank (1-5)

2

##### Local network comment

Local congestion issues.

Rank (1-5)

3

##### Mitigation measure

Unknown at this stage.

Total score

9

##### Support?

yes

##### Need to combine with other sites:

no

##### Suitability for partial development:

yes with mitigation

#### Highways Agency

n/a

#### Network Rail :

#### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

#### Education

#### Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

#### Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1151

Site Name: Cookridge Lane, Cookridge, LS16

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site adjoining the main urban area bordered by residential development to the east and a cricket pitch to the south, so relates relatively well to the existing settlement. However, there is no existing defensible boundary to the west, which could set a precedent for further sprawl.

Site Capacity (dwellings units):

50

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1170

Site Name: Highbury Cricket Ground, Meanwood, North East Hollins Drive

**Site Details**

Northing:	437166	Area sq m:	10232.66	Ward	Moortown
Easting:	428192	Area Ha:	1.023266	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Recreation & Leisure - Allotment and city farm  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1928.94	Distance to bus stop (metres)	306.91
Nearest Railway Station	Headingley	Bus Stop ID	3901
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	88.65		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1170

Site Name: Highbury Cricket Ground, Meanwood, North East Hollins Drive

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/486/80/	Detached store, with score board, to cricket club.	29/04/1980	23/06/1980	A	94.66
H26/146/91/	Alterations and extension to form toilets, bar store and score hut to club house.	18/04/1991	10/06/1991	A	94.29
H26/512/82/	Alterations and extension, to form club room and kit store, to clubhouse.	21/12/1982	31/01/1983	A	94.43

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1170

Site Name: Highbury Cricket Ground, Meanwood, North East Hollins Drive

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Strong links to urban area. Site is well contained by natural boundaries with a low potential for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1170

Site Name: Highbury Cricket Ground, Meanwood, North East Hollins Drive

East Leeds

**SHLAA Conclusions**

Availability: Unknown

Suitability: No

Achievability: Unknown

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility

Rank (1-5)

5

**Access Comments**

No means of access.

Rank (1-5)

1

**Local network comment**

Local roads are very narrow and not suited to intensification.

Rank (1-5)

2

**Mitigation measure**

Total score

8

**Support?**

No

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site-based designations but this site forms a very important part of the wildlife corridor between Meanwood Valley SEGI/LNR and Woodhouse Ridge LNA. The Meanwood Beck flows down one side of the site which is a UK Biodiversity Action Plan priority habitat (Rivers) and a mill race flows down the other side. Both will have protected species - Otter, bats, Water Vole, White Clawed Crayfish and Kingfisher to consider. Probably will form part of the Leeds Habitat Network.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1170

Site Name: Highbury Cricket Ground, Meanwood, North East Hollins Drive

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site is well contained and relates well to the existing settlement form. The site is designated as a protected playing pitch (policy N6) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G10. There is a Tree Preservation Order (TPO) on the site. Highway concerns as no existing access to site and narrow local roads.

Site Capacity (dwellings units): 31 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1172

Site Name: Former Yorkshire Bank Sports Ground, LS17

**Site Details**

Northing:	438867	Area sq m:	46698.72	Ward	Moortown
Easting:	431013	Area Ha:	4.669872	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Community Services - Education  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4827.72	Distance to bus stop (metres)	158.39
Nearest Railway Station	Burley Park	Bus Stop ID	247
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	43.30		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H30/88/81/	Detached car port, to side of sports pavilion.	11/02/1981	23/03/1981	A	99.41
30/293/93/FU	3.8 metre high floodlighting columns to sports ground	09/08/1993	18/11/1993	A	95.18
H30/1056/76/	Outline application to carry out alterations, including new shower room and erect extensions, to form en	01/11/1976	13/12/1976	A	99.07
06/03561/OT	Outline application to erect 55 dwellings on part of the former sports ground and use of the remainder of land for community sport and recreation	12/06/2006	24/01/2007	W	99.07
08/03308/FU	Laying out of access road and erection of 88 dwellings and formation of community sport and recreation facilities with changing rooms and associated parking	30/05/2008	15/09/2008	W	99.50
H30/464/78/	Alterations, including new shower room, lounge, dining room, kitchen, committee room, boxroom, bathroom and boiler	02/05/1978	03/07/1978	A	99.07
30/449/99/OT	Outline application to erect residential development	03/12/1999	04/01/2001	W	99.07
30/655/05/OT	Outline application to erect residential development and use of land for community sport and recreation	06/12/2005	27/03/2006	W	100.00
08/06769/FU	Laying out of access road and erection of 88 dwellings and use of land for community sport and recreation, with multi-use games area, car parking and landscaping	11/12/2008	30/06/2009	R	99.50

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1172

Site Name: Former Yorkshire Bank Sports Ground, LS17

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Meets Core Strategy standards but outside threshold for primary health.

Rank (1-5)

4

**Access Comments**

Frontages onto two adopted highways.

Rank (1-5)

5

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Capacity improvements at nearby signal controlled junctions.

Total score

12

**Support?**

Yes - with possible mitigation.

**Need to combine with other sites:**

no

**Suitability for partial development:**

Yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1172

Site Name: Former Yorkshire Bank Sports Ground, LS17

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Designated as proposed greenspace (N5) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G11. Could be suitable for residential development in principle, subject to greenspace analysis.

Site Capacity (dwellings units):

88

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1178A

Site Name: Land south of Dunstarn Lane, Adel, LS16

**Site Details**

Northing:	438802	Area sq m:	71232.03	Ward	Adel and Wharfedale
Easting:	428066	Area Ha:	7.123203	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2: Agriculture  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3231.26	Distance to bus stop (metres)	276.49
Nearest Railway Station	Headingley	Bus Stop ID	11157
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1178A

Site Name: Land south of Dunstarn Lane, Adel, LS16

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Strong links to urban area and would partially round off settlement. Boundaries to south and east poorly defined creating potential for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1178A

Site Name: Land south of Dunstarn Lane, Adel, LS16

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor public transport access, ok for health and education.

Rank (1-5)

2

**Access Comments**

No highway frontage.

Rank (1-5)

1

**Local network comment**

Local congestion.

Rank (1-5)

3

**Mitigation measure**

Total score

6

**Support?**

no

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

No objection

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1178A

Site Name: Land south of Dunstarn Lane, Adel, LS16

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site has been split into 2. Site A is south of the main residential area of Adel, sloping towards the ring road. Development of the site could be considered to 'round off' the existing built up area. Access would need to be through adjacent site 687 which is a housing allocation on the existing UDP, without planning permission.

**Site Capacity (dwellings units):**

62

**Floorspace sq m (Non residential):**

0

**Residential Conclusion:**

Green

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

Site Ref: 1178B

Site Name: Land south of Dunstarn Lane, Adel, LS16

**Site Details**

Northing:	438639	Area sq m:	58889.13	Ward	Adel and Wharfedale
Easting:	428083	Area Ha:	5.888913	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Transport - Transport tracks & ways  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3: Recreation & Leisure - Outdoor sport facility  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3088.89	Distance to bus stop (metres)	135.22
Nearest Railway Station	Headingley	Bus Stop ID	11157
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1178B

Site Name: Land south of Dunstarn Lane, Adel, LS16

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Relates poorly to settlement. No access, poor boundary to east creates potential for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1178B

Site Name: Land south of Dunstarn Lane, Adel, LS16

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor accessibility.

Rank (1-5)

1

**Access Comments**

No highway frontage.

Rank (1-5)

1

**Local network comment**

Local congestion.

Rank (1-5)

3

**Mitigation measure**

[Empty text box for mitigation measure]

Total score

5

**Support?**

no

**Need to combine with other sites:**

[Empty text box]

**Suitability for partial development:**

[Empty text box]

**Highways Agency**

No objection

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

[Empty text box]

[Empty text box]

Natural England:

**Education**

[Empty text box]

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty text box]

Environment Agency Constraints:

[Empty text box]

Yorkshire Water Comments:

[Empty text box]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1178B

Site Name: Land south of Dunstarn Lane, Adel, LS16

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site has been split into 2. Site B slopes more steeply to the ring road and provides a buffer between the road and development and is more removed from the existing residential area.

Site Capacity (dwellings units):

280

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 1190

Site Name: Land adjoining Wetherby Road/Elmete Lane, Roundhay LS8

**Site Details**

Northing:	437150	Area sq m:	68698.76	Ward	Roundhay
Easting:	434154	Area Ha:	6.869876	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Agriculture  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3442.09	Distance to bus stop (metres)	113.75
Nearest Railway Station	Cross Gates	Bus Stop ID	13854
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1190

Site Name: Land adjoining Wetherby Road/Elmete Lane,  
Roundhay LS8

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1190

Site Name: Land adjoining Wetherby Road/Elmete Lane, Roundhay LS8

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Strong links to urban area. Well contained site limiting potential for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1190

Site Name: Land adjoining Wetherby Road/Elmete Lane, Roundhay LS8

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Bus route has 4 buses per hour. 75% of the site has access to primary education, 40% of the site to secondary education using Core Strategy accessibility standards. 75% of the site has access to health services within walking distance.

Rank (1-5)

4

**Access Comments**

Long frontage with Wetherby Road. Site abuts a crossroads junction with Elmete Lane that may require land from development site opposite for improvement.

Rank (1-5)

4

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Signals at Wetherby Road/Elmete Lane crossroads. Capacity improvements at Wetherby Road/Oakwood Lane and Wetherby Road/Easterly Road signals.

Total score

11

**Support?**

yes with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site-based designations but the eastern parts of the site contain a beck and woodland which forms part of the Wyke Beck Valley wildlife corridor.

**Boundary Amendment**

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1190. Mitigation will still be required to protect and enhance the adjacent Wyke Beck Valley and trees along the north boundary i.e. a buffer of 20 metres p

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1190

Site Name: Land adjoining Wetherby Road/Elmete Lane, Roundhay LS8

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site borders the main urban area to the south and is well contained, with trees to the north, and roads along the remaining three sides.

Site Capacity (dwellings units):

181

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1199

Site Name: Land off Moseley Wood Gardens, Cookridge.  
LS16

**Site Details**

Northing:	440361	Area sq m:	113633.55	Ward	Otley and Yeadon
Easting:	424481	Area Ha:	11.363355	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Forestry - Unmanaged Forest  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3: Transport - Transport tracks & ways  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1222.96	Distance to bus stop (metres)	438.07
Nearest Railway Station	Horsforth	Bus Stop ID	5639
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Site bordering existing residential area to the south east. Bounded to the west by railway line and to the north by field boundary and dense tree coverage. Site is flat.

**UDP Designation**

Greenbelt - N32 (%):	12.97	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	87.03	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1199

Site Name: Land off Moseley Wood Gardens, Cookridge.  
LS16

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1199

Site Name: Land off Moseley Wood Gardens, Cookridge. LS16

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

Majority of site PAS. Only 12% in green belt (western section).

**Conformity with Core Strategy**

Main Urban Area	<input checked="" type="checkbox"/>	Main Urban Area Extension	<input checked="" type="checkbox"/>	Brownfield	<input checked="" type="checkbox"/>
Major Settlement	<input checked="" type="checkbox"/>	Major Settlement Extension	<input checked="" type="checkbox"/>	Greenfield	<input checked="" type="checkbox"/>
Smaller Settlement	<input checked="" type="checkbox"/>	Smaller Settlement Extension	<input checked="" type="checkbox"/>	Mixed	<input checked="" type="checkbox"/>
Villages/Rural	<input checked="" type="checkbox"/>	Village/Rural Extension	<input checked="" type="checkbox"/>		
		Development unrelated to existing development	<input checked="" type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1199

Site Name: Land off Moseley Wood Gardens, Cookridge. LS16

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Portion of site accessible for education and public transport but distant from local services.

Rank (1-5)

2

**Access Comments**

Access via Moseley Wood Rise, limit capacity to 200. Requires secondary link.

Rank (1-5)

3

**Local network comment**

Local congestion issues

Rank (1-5)

3

**Mitigation measure**

Unknown at this stage

Total score

8

**Support?**

yes

**Need to combine with other sites:**

no

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

F/B at LEH1 5 miles 396 yds to be made equality compliant (ramps)? Horsforth station improvements general asset protection issues

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site-based designations but contains the Moseley Beck, semi-improved grassland areas and adjacent rank and wet grassland that forms a wildlife corridor function. Great Crested Newts to consider.

**Boundary Amendment**

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1199. Mitigation will still be required to ensure impacts on adjacent habitats and Great Crested Newts are addressed i.e. minimum 20 metres buffer adjacent to Moseley Beck protected and enhanced, habitat enhancement to link beck to the woodland to the north-east, pond creation near beck for Great Crested Newts.

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

The vast majority of this site is in flood zone 1 (low risk). A consultant (URS) has recently modelled this section of Moseley Beck to confirm the extent of flood zone 3 (non-development area).

**Environment Agency Constraints:**

FZ3 beck running through site

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1199

Site Name: Land off Moseley Wood Gardens, Cookridge.  
LS16

Various large sewers cross the whole site north/south east/west

Knothrop High Level

LCC Flood Risk Management:

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1199

Site Name: Land off Moseley Wood Gardens, Cookridge.  
LS16

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Protected Area of Search (PAS) site on existing UDP. Most of the site falls within North Leeds area, but capacity and area have been split between Aireborough and North Leeds on a pro-rata basis. However, the part of the site within Aireborough is Green Belt. The railway is considered to form a strong defensible boundary which would prevent further sprawl. Capacity limited to 200 due to access constraints (split over two areas).

**Site Capacity (dwellings units):**

200

**Floorspace sq m (Non residential):**

**Residential Conclusion:**

Green

**Retail Conclusion:**

Red

**Employment Conclusion:**

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1202

Site Name: Land off Victoria Avenue, Horsforth LS18

**Site Details**

Northing:	437129	Area sq m:	87454.06	Ward	Horsforth
Easting:	423060	Area Ha:	8.745406	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2: Community Services - Education  
 Neighbouring Use 3: Forestry - Managed Forest  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	2427.64	Distance to bus stop (metres)	440.99
Nearest Railway Station	Horsforth	Bus Stop ID	10405
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.33	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1202

Site Name: Land off Victoria Avenue, Horsforth LS18

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
09/01013/LA	Laying out of extension to cemetery, with new footpaths, vehicular route and boundary treatment	09/03/2009		APPRET	12.41

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Strong links to urban area. Site is well contained reducing potential for further sprawl.

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1202

Site Name: Land off Victoria Avenue, Horsforth LS18

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Public transport Core Strategy standards met for portion of site fairly close to New Road Side.

Rank (1-5)

3

**Access Comments**

Access should be a loop through site 731 off Victoria Avenue, emerging onto Victoria Crescent to realise full capacity of both sites.

Rank (1-5)

3

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Traffic Management measures?

Total score

9

**Support?**

yes with mitigation

**Need to combine with other sites:**

731

**Suitability for partial development:**

yes with adjoining/additional land and mitigation

**Highways Agency**

n/a

**Network Rail :**

Culvert + General asset protection issues

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported with mitigation provided that the wildlife corridor function of the beck along the eastern boundary, and Swaine Wood along the southern and western boundary, is protected and enhanced i.e. minimum buffer of 20 metres planted with native shrubs and small trees along eastern, southern and western boundaries. Also, hedgerow network to be protected and enhanced.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1202

Site Name: Land off Victoria Avenue, Horsforth LS18

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site is well related to the existing urban area being contained by the college to the west, existing residential to the east and the river to the south, so reducing the potential for further sprawl. Highway concerns re access - development could be accessed through the existing UDP housing allocation in the north east corner. Capacity has been reduced so this site and the housing allocation total 200, the maximum amount of units acceptable due to Highway concerns.

Site Capacity (dwellings units):

185

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1238

Site Name: Land to the rear of Oakford terrace, Low Lane, Horsforth, LS18

### Site Details

Northing:	438082	Area sq m:	5072.34	Ward	Horsforth
Easting:	425151	Area Ha:	0.507234	HMCA:	North

### Site Characteristics

#### Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Recreation & Leisure - Outdoor amenity & open space
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

#### Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1284.74	Distance to bus stop (metres)	67.21
Nearest Railway Station	Horsforth	Bus Stop ID	1776
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

### UDP Designation

Greenbelt - N32 (%):	99.58	Urban Green Corridor - N8 (%):	99.99
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.01	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	99.75		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

### Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1238

Site Name: Land to the rear of Oakford terrace, Low Lane, Horsforth, LS18

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H27/323/76/	Outline application to layout access road and erect green house to form garden centre, to vacant site. (site area	21/09/1976	15/11/1976	R	85.20
H27/240/75/	Outline application to erect residential development to disused allotments. (site area 0.85ha (2.1 acres)).	23/07/1975	29/09/1975	R	86.52

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1238

Site Name: Land to the rear of Oakford terrace, Low Lane, Horsforth, LS18

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Strong links to settlement. Well contained site reducing potential for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1238

Site Name: Land to the rear of Oakford terrace, Low Lane, Horsforth, LS18

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

4

**Access Comments**

No highway frontage, requires adjacent site for development.

Rank (1-5)

2

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Unknown at this stage.

Total score

9

**Support?**

No highway frontage additional land required.

**Need to combine with other sites:**

No

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported with mitigation to protect and enhance the Oil Mill Beck that flows down the north of the site, which is a locally important wildlife corridor. Provide a 20 metre buffer from the beck. Bats, White-clawed Crayfish and Otters to consider.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1238

Site Name: Land to the rear of Oakford terrace, Low Lane, Horsforth, LS18

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site does not relate well to the existing settlement form but projects out to the east of Low Lane into Green Belt and is steeply sloping. Development of the site would not constitute rounding off of the settlement. The site is also designated as proposed greenspace by policy N5 of the existing UDP. See also greenspace section, page 35, question G12. Highway concerns as no road frontage to provide access.

Site Capacity (dwellings units):

15

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1242

Site Name: Paddock, Church Lane, Meanwood, LS6

**Site Details**

Northing:	437386	Area sq m:	7361.27	Ward	Moortown
Easting:	428597	Area Ha:	0.736127	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Community Services - Places of worship  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2315.62	Distance to bus stop (metres)	78.06
Nearest Railway Station	Burley Park	Bus Stop ID	7439
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1242

Site Name: Paddock, Church Lane, Meanwood, LS6

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1242

Site Name: Paddock, Church Lane, Meanwood, LS6

East Leeds

### SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Medium term (6-10 years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

Good accessibility.

Rank (1-5)

5

##### Access Comments

Site frontage with Church lane should provide visibility.

Rank (1-5)

5

##### Local network comment

Spare capacity.

Rank (1-5)

5

##### Mitigation measure

Total score

15

##### Support?

Yes

##### Need to combine with other sites:

##### Suitability for partial development:

#### Highways Agency

n/a

#### Network Rail :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Unknown Impact - grassland needs a botanical survey in the summer

##### Boundary Amendment

Site assessment needed. ???

#### Natural England:

#### Education

#### Drainage/Water/Flooding

##### Environment Agency Comments:

##### Environment Agency Constraints:

##### Yorkshire Water Comments:

##### Yorkshire Water Waste Water Treatment Works Comme

#### LCC Flood Risk Management:

#### Utilities

##### Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1242

Site Name: Paddock, Church Lane, Meanwood, LS6

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Site is within the urban area, and surrounded by residential uses, so residential development is acceptable in principle. Parts of the site are sloping.

Site Capacity (dwellings units):

25

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1243

Site Name: Former Rectory Paddock, Back Church Lane, Adel , LS16

**Site Details**

Northing:	440175	Area sq m:	5737.62	Ward	Adel and Wharfedale
Easting:	427677	Area Ha:	0.573762	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Agriculture  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3416.56	Distance to bus stop (metres)	458.56
Nearest Railway Station	Horsforth	Bus Stop ID	4384
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Small paddock on junction of Back Church Lane and Long Causeway, which both have a road frontage with the site. Site slopes down towards the junction. Trees straddle the site boundary.

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1243

Site Name: Former Rectory Paddock, Back Church Lane,  
Adel , LS16

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1243

Site Name: Former Rectory Paddock, Back Church Lane, Adel , LS16

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Relates well to settlement. Well defined boundaries reduce potential for further sprawl. Overlaps conservation area.

**Conformity with Core Strategy**

- |                    |                          |   |                          |            |                          |
|--------------------|--------------------------|---|--------------------------|------------|--------------------------|
| Main Urban Area    | <input type="checkbox"/> | Main Urban Area Extension                     | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement   | <input type="checkbox"/> | Major Settlement Extension                    | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension                  | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural     | <input type="checkbox"/> | Village/Rural Extension                       | <input type="checkbox"/> |            |                          |
|                    |                          | Development unrelated to existing development | <input type="checkbox"/> |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1243

Site Name: Former Rectory Paddock, Back Church Lane, Adel , LS16

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Public transport Core Strategy standards not met, distance to schools ok but little else.

Rank (1-5)

1

**Access Comments**

Can only be accessed through 1079.

Rank (1-5)

3

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Unknown at this stage.

Total score

7

**Support?**

Yes with mitigation.

**Need to combine with other sites:**

1079

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1243

Site Name: Former Rectory Paddock, Back Church Lane, Adel , LS16

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. In conjunction with sites 1079 and 1246 development could be seen to effectively 'round off' the settlement form. Highway concerns regarding accessibility and can only be accessed via site 1079.

Site Capacity (dwellings units):

18

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1246

Site Name: Former Rectory Paddock North of Memorial Rec Ground, Back Church Lane, Adel , LS16

**Site Details**

Northing:	440096	Area sq m:	25095.86	Ward	Adel and Wharfedale
Easting:	427557	Area Ha:	2.509586	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Recreation & Leisure - Outdoor sport facility  
 Neighbouring Use 2: Community Services - Places of worshsip  
 Neighbouring Use 3: Agriculture  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	3279.31	Distance to bus stop (metres)	470.48
Nearest Railway Station	Horsforth	Bus Stop ID	4384
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Paddock to the north of recreational land. Established tree cover on the eastern boundary of the site. Site has no road frontage and would need to be accessed from neighbouring sites; 1243 or 1079. Site is flat.

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1246

Site Name: Former Rectory Paddock North of Memorial  
Rec Ground, Back Church Lane, Adel , LS16

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1246

Site Name: Former Rectory Paddock North of Memorial Rec Ground, Back Church Lane, Adel , LS16

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Site links to settlement aren't as strong as adjacent sites (would need to be developed with these). Well contained reducing potential for sprawl. Overlaps conservation area.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1246

Site Name: Former Rectory Paddock North of Memorial Rec Ground, Back Church Lane, Adel , LS16

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: No Achievability: Unknown

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor accessibility all road.

Rank (1-5)

1

**Access Comments**

No highway frontage, poor network unsuitable for large additional development, would need access through 1079.

Rank (1-5)

2

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

unknown

Total score

6

**Support?**

no

**Need to combine with other sites:**

1079

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1246

Site Name: Former Rectory Paddock North of Memorial Rec Ground, Back Church Lane, Adel , LS16

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. In conjunction with sites 1079 and 1243 development could be seen to effectively 'round off' the settlement form. Highway concerns regarding accessibility and can only be accessed via site 1079 which may limit housing numbers.

Site Capacity (dwellings units): 66 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1299A

Site Name: Bodington Hall, Otley Road, Lawnswood,LS16

### Site Details

Northing:	438808	Area sq m:	93407.38	Ward	Weetwood
Easting:	427158	Area Ha:	9.340738	HMCA:	North

### Site Characteristics

#### Land Use

Existing Use 1: Residential - Residential institution  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Recreation & Leisure - Outdoor sport facility  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3: Other  
 Other uses: Government Buildings  
 Site State: Brownfield

#### Site Detail

Topography:	Undulating	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2757.19	Distance to bus stop (metres)	64.85
Nearest Railway Station	Horsforth	Bus Stop ID	13334
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

### UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	29.88
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	5.03		

### Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/463/91/	500 student residential bedsit units, in 4 detached, 3 storey blocks and 3 detached, 4 storey blocks, with 100car parking	12/11/1991	23/12/1991	A	16.45
10/03580/ADV	5no. freestanding monolith directional signs	02/08/2010	20/09/2010	A	25.36
13/00351/FU	Demolition of existing buildings	22/01/2013	07/03/2013	A	74.99
12/04051/OT	Outline Planning Application for the demolition of existing buildings and erection of circa 29 dwellings	24/09/2012		PCO	22.73
H26/1001/79/	Alterations, 4 storey extension, to form enlarged hall of residence, including 20 bedrooms, kitchens and toilets, a	08/10/1979	26/11/1979	A	62.31
12/02071/OT	Outline Application for residential development including partial means of access (to but not within the site) and demolition of existing buildings	09/05/2012	20/09/2012	A	80.62
11/05065/OT	Outline Application for residential development including means of access and demolition of existing buildings	02/12/2011	02/03/2012	R	80.62
H26/277/88/	Addition of 11, external fire escape staircases to hall of residence.	09/06/1988	25/07/1988	A	11.22

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1299A

Site Name: Bodington Hall, Otley Road, Lawnswood,LS16

East Leeds

## SHLAA Conclusions

Availability:

Suitability:

Achievability:

## Summary of Infrastructure provider comments and other planning requirements

### Leeds City Council Highways inc Metro

#### Accessibility comment

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

Rank (1-5)

5

#### Access Comments

Existing accesses suitable, Adel Lane access needs improved visibility

Rank (1-5)

5

#### Local network comment

Local congestion concern over Adel Lane traffic use.

Rank (1-5)

3

#### Mitigation measure

Traffic calming on Adel Lane and footway improvements, crossing and cycle link on A661

Total score

13

#### Support?

Yes with mitigation

#### Need to combine with other sites:

#### Suitability for partial development:

### Highways Agency

No objection

### Network Rail :

### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

### Education

### Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

### Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1299A

Site Name: Bodington Hall, Otley Road, Lawnswood,LS16

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

The site has outline planning permission (20th September, 2012 - estimated 160 units) for residential development.

Site Capacity (dwellings units): 160 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1299B

Site Name: Bodington Hall, Otley Road, Lawnswood,LS16

### Site Details

Northing:	438489	Area sq m:	173646.28	Ward	Weetwood
Easting:	426973	Area Ha:	17.364628	HMCA:	North

### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Transport - Transport tracks & ways  
 Neighbouring Use 3: Residential - Residential institution  
 Other uses:  
 Site State: Greenfield

#### Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2633.99	Distance to bus stop (metres)	180.44
Nearest Railway Station	Horsforth	Bus Stop ID	4416
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

### UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.96
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.20		

### Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
10/03580/ADV	5no. freestanding monolith directional signs	02/08/2010	20/09/2010	A	99.83
07/03275/FU	Amended application to construct synthetic turf hockey pitch with perimeter fencing and floodlighting, regrading and drainage of pitches	22/05/2007	30/08/2007	A	28.68
07/00890/FU	Construct synthetic turf hockey pitch with perimeter fencing and floodlighting, regrading and drainage of winter games pitches	12/02/2007	04/05/2007	W	53.73
H26/383/86/	Outline application to erect shop and leisure development to playing field site. (site area 21.5ha)	20/10/1986	30/01/1989	AP	98.97
20/43/05/FU	Variation of condition no 1 of deemed planning consent for north and east supertram (extension of time limit)	31/01/2005	25/07/2005	A	24.36

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1299B

Site Name: Bodington Hall, Otley Road, Lawnswood,LS16

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Portion of site to be protected for New Generation Transport park and ride, mitigation works required for partial development of site.

Rank (1-5)

4

**Local network comment**

Local congestion issues

Rank (1-5)

4

**Mitigation measure**

Partial development only, pedestrian crossings Otley Road and traffic calming Asdel Lane.

Total score

13

**Support?**

No

**Need to combine with other sites:**

No

**Suitability for partial development:**

Yes with mitigation

**Highways Agency**

No objection

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

[Empty text box for West Yorkshire Ecology and LCC Ecology Officer comments]

[Empty text box for Boundary Amendment comments]

Natural England:

**Education**

[Empty text box for Education comments]

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1299B

Site Name: Bodington Hall, Otley Road, Lawnswood,LS16

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

The site is currently designated as Protected Playing Pitch (N6) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G13. The site is also a proposed park and ride site on the existing UDP.

Site Capacity (dwellings units): 521 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1310

Site Name: Land at Outwood Lane, Horsforth, LS18

**Site Details**

Northing:	437543	Area sq m:	33879.99	Ward	Horsforth
Easting:	424708	Area Ha:	3.387999	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Recreation & Leisure - Allotment and city farm  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1622.23	Distance to bus stop (metres)	275.25
Nearest Railway Station	Horsforth	Bus Stop ID	10200
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.01	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1310

Site Name: Land at Outwood Lane, Horsforth, LS18

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
27/159/99/FU	Laying out of access and erection of 57 dwelling houses	29/09/1999	28/02/2000	AP	99.98
12/01963/FU	Erection of 34 houses and associated landscaping, access roads and public open space	30/04/2012	10/08/2012	R	99.22

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1310

Site Name: Land at Outwood Lane, Horsforth, LS18

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Public transport Core Strategy Standards not met, schools ok but little else.

Rank (1-5)

1

**Access Comments**

Highway frontage but trees and stone wall prevent suitable access and visibility.

Rank (1-5)

2

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Unknown at this stage.

Total score

6

**Support?**

no

**Need to combine with other sites:**

no

**Suitability for partial development:**

no

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). Cragg Wood LNA covers a large proportion of this site, based largely on the presence of semi-improved grassland. Recent botanical surveys (2012) have revealed that the semi-improved grassland area outside the LNA designation is also equally valuable. The land also provides an important ecological link between woodland areas to the north-west and south-east. Needs to be assessed against Local Wildlife Site (SEGI) criteria.

**Boundary Amendment**

Potential Local Wildlife Site - needs to be assessed.

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1310

Site Name: Land at Outwood Lane, Horsforth, LS18

LCC Flood Risk Management:

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

Conclusion summary:

Part of the site is designated as proposed greenspace (N5) on the existing UDP, linking to greenspace to the north west, north east and south of the site. See also greenspace section, page 35, question G14. A planning application for residential development was previously refused due to loss of greenspace, conservation reasons, and access issues. Highway concerns regarding access as the site has no road frontage and accessibility.

Site Capacity (dwellings units):

121

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2046

Site Name: North Ives Farm, Brownberrie Gardens, Horsforth, LS18

**Site Details**

Northing:	439444	Area sq m:	145613.08	Ward	Horsforth
Easting:	424143	Area Ha:	14.561308	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	412.02	Distance to bus stop (metres)	360.12
Nearest Railway Station	Horsforth	Bus Stop ID	1799
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	99.53	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	98.17		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2046

Site Name: North Ives Farm, Brownberrie Gardens,  
Horsforth, LS18

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H28/241/81/	Insulation of dwellings within the 45m contour in accordance with condition 9, application number 77/28/00436	28/07/1981	24/08/1981	A	37.03

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2046

Site Name: North Ives Farm, Brownberrie Gardens, Horsforth, LS18

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Relates well to urban area. Low potential for further sprawl, however, site does provide access to countryside and performs an important safeguarding role.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2046

Site Name: North Ives Farm, Brownberrie Gardens, Horsforth, LS18

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Small portion of site ok for education/health accessibility. Some local facilities including rail ok.

Rank (1-5)

3

**Access Comments**

Highway frontage but adequate access not achievable for the amount of dwellings proposed.

Rank (1-5)

2

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Unknown at this stage.

Total score

8

**Support?**

no

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes but very limited

**Highways Agency**

n/a

**Network Rail :**

Horsforth Station improvements, general asset protection issues

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site designations but large parts of the site have semi-improved grassland small fields, and numerous hedgerows.

**Boundary Amendment**

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawing RM/2046. Mitigation will still be required to ensure adjacent habitats are protected and enhanced.

**Natural England:**

**Education**

[Empty text box]

**Drainage/Water/Flooding**

**Environment Agency Comments:**

[Empty text box]

**Environment Agency Constraints:**

[Empty text box]

**Yorkshire Water Comments:**

[Empty text box]

**Yorkshire Water Waste Water Treatment Works Comme**

[Empty text box]

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2046

Site Name: North Ives Farm, Brownberrie Gardens, Horsforth, LS18

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site performs a role in safeguarding the countryside from encroachment, but is relatively well contained with residential development to three sides, except the north. The site is also designated as proposed open space (N5) on the existing UDP. See also greenspace section, page 35, question G15. The site also lies within the airport public safety zone where development is not permitted and there are Highways concerns regarding access and local network constraints.

**Site Capacity (dwellings units):**

383

**Floorspace sq m (Non residential):**

**Residential Conclusion:**

Red

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2049

Site Name: West Park Centre, LS16

**Site Details**

Northing:	437514	Area sq m:	22965.94	Ward	Weetwood
Easting:	426291	Area Ha:	2.296594	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Community Services - Education  
 Existing Use 2: Recreation & Leisure - Outdoor amenity & open space  
 Existing Use 3: Transport - Car Parks  
 Neighbouring Use 1: Recreation & Leisure - Outdoor sport facility  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Mix

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1761.63	Distance to bus stop (metres)	86.21
Nearest Railway Station	Headingley	Bus Stop ID	9535
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	12.50
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	12.50		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2049

Site Name: West Park Centre, LS16

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
0-26/12/03/MOD	Conversion of house to two flats & three new build flats	17/03/2003	25/03/2003	M04	67.65
26/303/97/FU	2 storey sports academy with detached 2 storey 40 bedroom dormitory and laying out of sports pitches	14/08/1997	16/06/1998	R	100.00
H26/505/82/	Detached changing rooms, to school playing field. (this item is also notice under regulation 4(1) of the town and c	14/12/1982	04/01/1983	A	12.99
H26/18/83/	Detached changing rooms, with showers, toilets and store , to school playing fields. (this item	17/01/1983	15/02/1983	A	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2049

Site Name: West Park Centre, LS16

East Leeds

**SHLAA Conclusions**

Availability: Medium term (6-10 y) Suitability: Yes Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

5

**Access Comments**

Bus stop and pedestrian crossing to consider in proximity of access but should be achievable.

Rank (1-5)

5

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Unknown at this stage

Total score

13

**Support?**

yes

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2049

Site Name: West Park Centre, LS16

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Former West Park Centre, within the urban area. Residential development acceptable in principle as this is a brownfield site within a residential area. Existing buildings on site formerly in community use.

Site Capacity (dwellings units):

69

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2051A

Site Name: King Lane, Alwoodley, LS17

**Site Details**

Northing:	441359	Area sq m:	1163300.59	Ward	Alwoodley
Easting:	428922	Area Ha:	116.330059	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	Recreation & Leisure - Outdoor sport facility golf course
Other uses:	Utilities - water storage (reservoir)
Site State:	Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	5018.41	Distance to bus stop (metres)	583.44
Nearest Railway Station	Horsforth	Bus Stop ID	172
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	99.99	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2051A

Site Name: King Lane, Alwoodley, LS17

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2051A

Site Name: King Lane, Alwoodley, LS17

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Entire site outside accessibility standards. Small percentage within walking distance of primary health and education.

Rank (1-5)

2

**Access Comments**

Scale of development would require multiple accesses to be provided, difficult to see how this requirement could be met given the limited road frontages available.

Rank (1-5)

2

**Local network comment**

King Lane in vicinity of site has significant deficiencies.

Rank (1-5)

1

**Mitigation measure**

Unknown. Site has only a small frontage onto King Lane, so extensive mitigation works would not appear possible.

Total score

5

**Support?**

No

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

Major impact - Likely to require significant physical mitigation

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site-specific designations but Eccup Reservoir Site of Special Scientific Interest is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

This site lies in flood zone 1 on the EA Flood Map (low risk). However, any site specific Flood Risk Assessment (FRA) must investigate the small unnamed watercourse flowing into Eccup Reservoir as a source of flood risk. The development layout plan must be amended accordingly.

**Environment Agency Constraints:**

FZ 2 & 3

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2051A

Site Name: King Lane, Alwoodley, LS17

Large surface water sewers within south and east of site and raw water main in east.

Knothrop High Level

LCC Flood Risk Management:

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

Conclusion summary:

Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.

Site Capacity (dwellings units):

2821

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2051B

Site Name: King Lane, Alwoodley, LS17

### Site Details

Northing:	440640	Area sq m:	203180.02	Ward	Alwoodley
Easting:	428415	Area Ha:	20.318002	HMCA:	North

### Site Characteristics

#### Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Recreation & Leisure - Outdoor sport facility  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3: Forestry - Managed Forest  
 Other uses:  
 Site State: Greenfield

#### Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4266.64	Distance to bus stop (metres)	255.86
Nearest Railway Station	Horsforth	Bus Stop ID	7075
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

### UDP Designation

Greenbelt - N32 (%):	99.99	Urban Green Corridor - N8 (%):	26.87
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

### Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2051B

Site Name: King Lane, Alwoodley, LS17

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Unrelated to the existing settlement pattern. Well contained site reducing potential for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2051B

Site Name: King Lane, Alwoodley, LS17

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Entire site outside accessibility standards, small percentage within walking distance of primary health and education.

Rank (1-5)

2

**Access Comments**

Scale of development would require multiple accesses to be provided, difficult to see how this requirement could be met given the limited road frontages available.

Rank (1-5)

2

**Local network comment**

King Lane in vicinity of site has significant deficiencies.

Rank (1-5)

1

**Mitigation measure**

Unknown. Site has only a small frontage onto King Lane, so extensive mitigation works would not appear possible.

Total score

5

**Support?**

No

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

Major impact - Likely to require significant physical mitigation

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site-specific designations but Eccup Reservoir SSSI is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

Sewers and water mains in access road through centre.

**Yorkshire Water Waste Water Treatment Works Comme**

Knostrop High Level

**LCC Flood Risk Management:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2051B

Site Name: King Lane, Alwoodley, LS17

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

The site has no defensible Green Belt boundary, but the potential sprawl is contained by the golf course, road and woodland.

Site Capacity (dwellings units):

532

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 2052

Site Name: Tile Lane, Adel, LS16

**Site Details**

Northing:	439393	Area sq m:	171709.26	Ward	Adel and Wharfedale
Easting:	428319	Area Ha:	17.170926	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3873.85	Distance to bus stop (metres)	495.23
Nearest Railway Station	Headingley	Bus Stop ID	11321
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	98.52	Urban Green Corridor - N8 (%):	98.52
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	57.15		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2052

Site Name: Tile Lane, Adel, LS16

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Relates well to settlement. No defensible boundary to south.

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2052

Site Name: Tile Lane, Adel, LS16

East Leeds

### SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: LDF to determine

Achievability: Long term (11+ years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

Public Transport Core Strategy Standards not met, primary school and health ok but little else.

Rank (1-5)

1

##### Access Comments

Requires widening of Tile Lane outside site (Leeds City Council land) to extend adopted highway. Limit capacity to 200 unless combined with site 685 and a loop road created through this site to Sir George Martin Road, possible bus link.

Rank (1-5)

2

##### Local network comment

Local congestion issues.

Rank (1-5)

3

##### Mitigation measure

Unknown at this stage

Total score

6

##### Support?

Yes with mitigation

##### Need to combine with other sites:

685

##### Suitability for partial development:

#### Highways Agency

n/a

#### Network Rail :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Meanwood Valley SEGI forms part of the site and Meanwood Beck runs along part of the eastern boundary.

##### Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawing RM/2052. Mitigation will still be required to ensure the adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to cons

#### Natural England:

#### Education

#### Drainage/Water/Flooding

##### Environment Agency Comments:

##### Environment Agency Constraints:

##### Yorkshire Water Comments:

##### Yorkshire Water Waste Water Treatment Works Comme

#### LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2052

Site Name: Tile Lane, Adel, LS16

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Development would be contained by residential development to the west and north (once the existing centre is redeveloped), and by woodland on the eastern boundary. However, no existing defensible boundary exists to the south. Highway concerns regarding poor accessibility and the narrow width of the estate road linking to the site.

**Site Capacity (dwellings units):**

451

**Floorspace sq m (Non residential):**

**Residential Conclusion:**

Red

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2053A

Site Name: Alwoodley Lane, Alwoodley, LS17

### Site Details

Northing:	441059	Area sq m:	58886.09	Ward	Alwoodley
Easting:	430461	Area Ha:	5.888609	HMCA:	North

### Site Characteristics

#### Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

#### Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

### UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

### Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2053A

Site Name: Alwoodley Lane, Alwoodley, LS17

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Relates poorly to settlement, slightly disconnected. Well defined boundaries reduce potential for further sprawl, well contained site.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2053A

Site Name: Alwoodley Lane, Alwoodley, LS17

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

40% of site within walking distance of 4 buses per hour. 25% of site has access to primary education within walking distance as set out in Core Strategy transport assessment. 30% of the site has access to health services within the distance.

Rank (1-5)

3

**Access Comments**

Access achievable onto Alwoodley Lane, but no footway along frontage.

Rank (1-5)

4

**Local network comment**

Cumulative issues.

Rank (1-5)

4

**Mitigation measure**

Footway along frontage, capacity improvements at Alwoodley Lane/Harrogate Road signals.

Total score

11

**Support?**

Yes with mitigation

**Need to combine with other sites:**

No

**Suitability for partial development:**

**Highways Agency**

No objection

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2053A

Site Name: Alwoodley Lane, Alwoodley, LS17

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site has been split into 2 sites. Site A is unrelated to the existing settlement, is nearer to Eccup Reservoir and would create an incursion into Green Belt that could set a precedent for further sprawl.

Site Capacity (dwellings units):

0

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 2053B

Site Name: Alwoodley Lane, Alwoodley

**Site Details**

Northing:	440892	Area sq m:	134265.04	Ward	Alwoodley
Easting:	430815	Area Ha:	13.426504	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3: Recreation & Leisure - Outdoor sport facility  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	99.76	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2053B

Site Name: Alwoodley Lane, Alwoodley

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Relates well to urban area. Well contained reducing impact for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2053B

Site Name: Alwoodley Lane, Alwoodley

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

40% of site within walking distance of 4 buses per hour. 25% of site has access to primary education within walking distance as set out in Core Strategy transport assessment. 30% of the site has access to health services within the distance.

Rank (1-5)

3

**Access Comments**

Access achievable onto Alwoodley Lane, but no footway along frontage.

Rank (1-5)

4

**Local network comment**

Cumulative issues.

Rank (1-5)

4

**Mitigation measure**

Footway along frontage, capacity improvements at Alwoodley Lane/Harrogate Road signals.

Total score

11

**Support?**

Yes with mitigation.

**Need to combine with other sites:**

No.

**Suitability for partial development:**

**Highways Agency**

No objection

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site-specific designations but Eccup Reservoir SSSI is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2053B

Site Name: Alwoodley Lane, Alwoodley

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site has been split into 2 sites. Development of site B would constitute 'rounding off' of the existing settlement and is well related to the existing urban area. Concerns about local ecology impact.

Site Capacity (dwellings units):

353

Floorspace sq m (Non residential):

0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2055

Site Name: Carr Manor, Meanwood

**Site Details**

Northing:	437876	Area sq m:	46794.63	Ward	Moortown
Easting:	429456	Area Ha:	4.679463	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Recreation & Leisure - Allotment and city farm  
 Existing Use 2: Residential - Dwellings  
 Existing Use 3: Forestry - Unmanaged Forest  
 Neighbouring Use 1: Community Services - Education  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Mix

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3114.62	Distance to bus stop (metres)	84.00
Nearest Railway Station	Burley Park	Bus Stop ID	1939
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	8.58	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.03		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2055

Site Name: Carr Manor, Meanwood

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
09/01841/LI	Listed Building Application to carry out alterations to form new CCTV system to ground floor	29/04/2009	30/06/2009	A	13.43
30/476/04/LI	Listed building application to demolish greenhouse	14/07/2004	08/09/2004	A	90.88
H30/448/75/	Alterations, including new doo rway, and extensions, to form new chimney and fire escape, t o detached judge's residence.	12/05/1975	15/09/1975	A	99.22

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2055

Site Name: Carr Manor, Meanwood

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Core Strategy accessibility standards met, Meanwood local centre approx 1300m away.

Rank (1-5)

4

**Access Comments**

Extensive frontage with Stonegate Road but sections of this are sterilised by presence of adopted junctions opposite and pelican crossing.

Rank (1-5)

5

**Local network comment**

Relatively small scale development unlikely to adversely effect operation of local network.

Rank (1-5)

5

**Mitigation measure**

Total score

14

**Support?**

Yes

**Need to combine with other sites:**

No

**Suitability for partial development:**

Yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2055

Site Name: Carr Manor, Meanwood

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Site includes designated allotments (N1A) on existing UDP, and listed building. See also greenspace section, page 36, question G16. Conversion of listed building to residential is a possibility, but would need to maintain character of Carr Manor. Capacity revised down from 37 to 15 to reflect this. Conversion only would allow retention of allotments.

Site Capacity (dwellings units):

15

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2058

Site Name: Allerton Grange High School, Talbot Avenue, Moor Allerton, LS17

**Site Details**

Northing:	438400	Area sq m:	19516.00	Ward	Roundhay
Easting:	431325	Area Ha:	1.9516	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Community Services - Education  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4702.95	Distance to bus stop (metres)	135.98
Nearest Railway Station	Burley Park	Bus Stop ID	4388
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	99.99		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
30/397/01/FU	Re-arrangement of existing car parking and access to school	13/08/2001	30/10/2001	A	99.68
09/03523/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Planning Application 06/07127/LA	06/08/2009	28/08/2009	SPL	98.62
H30/92/75/	Outline application to erect extension to form 6 additional classrooms and toilets to school premises.	31/01/1975	07/04/1975	A	99.52
07/9/00348/MOD	Reserved matters application for laying out of access road & erection of part 1, part 2 & part 3 storey high school with playing pitches, car parking & landscaping NON MATERIAL AMENDMENT: Move ASD element to the position of the original plan room, interchange plan room to old ASD location, changes to access into the unit	12/07/2007		REC	98.62
08/9/00545/MOD	Reserved matters application for laying out of access road & erection of part 1, part 2 & part 3 storey high school with playing pitches, car parking & landscaping NON MATERIAL AMENDMENT: Overall building height relative to site has increased by 375mm, material and height alteration of stair towers 3 and 4 to accommodate roof access, changes to the design of 2 balconies, addition of louvres to certain areas of glazing, change of design of rooflights, roof top plant enclosures extent and design, minor alterations to elevations at Assembly Hall and the Art and Music Elevations.	18/12/2008	14/01/2009	M01	98.62
10/04117/COND	Consent, agreement or approval required by conditions 5, 8, 9 and 10 of Planning Application 06/07127/LA	27/08/2010	18/11/2010	SPL	98.62
H30/604/74/	Prefabricated classroom unit to school premises	08/10/1974	25/11/1974	A	99.52
30/367/05/OT	Outline application to erect school	28/06/2005	16/11/2005	A	100.00
30/427/00/FU	Two storey detached building to school	26/09/2000	23/01/2001	A	100.00
0-30/45/01/MOD	Two storey detached building to school	20/08/2001	15/10/2001	M01	100.00
10/04115/COND	Consent, agreement or approval required by conditions 15, 18, 26, 27, 31, 32, 36, 40 and 41 of Planning Application 30/367/05/OT	27/08/2010	18/11/2010	SPL	100.00
H30/122/79/	Detached pre-cast concrete garage, to school. (this item is also notice under regulation 4(1) of the town a	13/02/1979	23/04/1979	A	99.52
06/07127/LA	Reserved matters application for laying out of access road & erection of part 1, part 2 & part 3 storey high school with playing pitches, car parking & landscaping	29/11/2006	27/02/2007	A	98.62

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Site Ref: 2058**

**Site Name: Allerton Grange High School, Talbot Avenue,  
Moor Allerton, LS17**

09/03525/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 and 49 of Planning Application 30/367/05/OT	06/08/2009	28/08/2009	SPL	100.00
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2058

Site Name: Allerton Grange High School, Talbot Avenue, Moor Allerton, LS17

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2058

Site Name: Allerton Grange High School, Talbot Avenue, Moor Allerton, LS17

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility.

Rank (1-5)

5

**Access Comments**

The site has limited frontage

Rank (1-5)

5

**Local network comment**

Spare capacity.

Rank (1-5)

5

**Mitigation measure**

Total score

15

**Support?**

Yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

**Gas:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2058

Site Name: Allerton Grange High School, Talbot Avenue, Moor Allerton, LS17

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Site adjoins school and is designated as N6 - Protected Playing Pitch on the existing UDP. See also greenspace section, page 36, question G17. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.

Site Capacity (dwellings units):

70

Floorspace sq m (Non residential):

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Site Ref: 2058**

**Site Name: Allerton Grange High School, Talbot Avenue,  
Moor Allerton, LS17**

**Residential Conclusion:**

Red

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

Site Ref: 2063

Site Name: Cobble Hall, Roundhay, LS8

**Site Details**

Northing:	438167	Area sq m:	190166.98	Ward	Roundhay
Easting:	434276	Area Ha:	19.016698	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Recreation & Leisure - Outdoor sport facility  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3: Agriculture  
 Other uses: One wind turbine on site  
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4228.05	Distance to bus stop (metres)	246.39
Nearest Railway Station	Cross Gates	Bus Stop ID	5012
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	99.85	Urban Green Corridor - N8 (%):	99.85
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2063

Site Name: Cobble Hall, Roundhay, LS8

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Well contained site, with golf course and highway acting as a strong defensible boundary to the north. Would need to be developed with neighbouring site to connect well to settlement. Overlaps conservation area.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2063

Site Name: Cobble Hall, Roundhay, LS8

East Leeds

**SHLAA Conclusions**

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

The site fails all accessibility standards and it is unlikely that a service would divert into the site.

Rank (1-5)

1

**Access Comments**

Access would have to be via a new signalised junction on the Ring Road (this potentially offers access to the allocated sites opposite)

Rank (1-5)

3

**Local network comment**

Local congestion issues on the Ring Road.

Rank (1-5)

3

**Mitigation measure**

Widening of Ring Road to enable signalised access, capacity improvements at Ring Road / A58 roundabout.

Total score

7

**Support?**

No

**Need to combine with other sites:**

Access solution could combine with the allocated housing and employment Red Hall sites.

**Suitability for partial development:**

No

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported with mitigation to protect and enhance the wildlife corridor function of the Wyke Beck Valley - any existing semi-improved grassland areas to be retained with emphasis on species-rich grassland and hedgerows to be provided along the western side

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2063

Site Name: Cobble Hall, Roundhay, LS8

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Contingent on site 3315 coming forward to better relate to the urban area, and for access. Well contained site, with golf course and highway acting as a strong defensible boundary to the north. Wind turbine in centre of site. Highway concerns regarding poor accessibility and impact on the Ring Road.

**Site Capacity (dwellings units):**

500

**Floorspace sq m (Non residential):**

**Residential Conclusion:**

Amber

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2160

Site Name: Ling Bob, Scotland Lane, Horsforth

**Site Details**

Northing:	440140	Area sq m:	729148.30	Ward	Horsforth
Easting:	423998	Area Ha:	72.91483	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Residential - Dwellings
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	Airport
Site State:	Mixed

Site Detail

Topography:	Undulating	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1086.37	Distance to bus stop (metres)	535.76
Nearest Railway Station	Horsforth	Bus Stop ID	6740
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Large site to the east of Scotland Lane, to which there is an extended road frontage. Site includes a few private properties. Tree coverage is concentrated along field boundaries. The site generally slopes to the south with some undulations. Railway forms the eastern boundary.

**UDP Designation**

Greenbelt - N32 (%):	99.57	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.12		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2160

Site Name: Ling Bob, Scotland Lane, Horsforth

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?: Potentially

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Listed buildings on site - impact on these would need to be considered. Large site that relates poorly to settlement. Development would set a precedent for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2160

Site Name: Ling Bob, Scotland Lane, Horsforth

East Leeds

## SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

## Summary of Infrastructure provider comments and other planning requirements

### Leeds City Council Highways inc Metro

#### Accessibility comment

Accessibility to Public Transport not in line with Core Strategy standards for majority of site.

Rank (1-5)

2

#### Access Comments

Highway frontage but adequate access can not be achieved for level of development proposed.

Rank (1-5)

1

#### Local network comment

Local congestion issues.

Rank (1-5)

3

#### Mitigation measure

Unknown at this stage.

Total score

6

#### Support?

no

#### Need to combine with other sites:

no

#### Suitability for partial development:

no

### Highways Agency

#### Network Rail :

F/B at LEH1 5 miles 396 yds to be made equality compliant (ramps)? Horsforth station improvements general asset protection issues

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Includes Sims Pond Site of Ecological and Geological Importance (SEGI), species-rich grasslands alongside the railway and Moseley Beck, and woodland along a beck in the north of the site.

##### Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/2160. Mitigation will still be required to ensure impacts on Great Crested Newts are addressed and hedgerows and some semi-improved grassland areas within the site are retained as parts of the public open space.

#### Natural England:

#### Education

Should this come to fruition, particularly in conjunction with site ref. 1199, we would request land from part of the development for new school provision. Part of this site is within the Horsforth primary planning area.

#### Drainage/Water/Flooding

##### Environment Agency Comments:

Apart from a very narrow section of flood zone 3 adjacent to the railway line, this site lies in flood zone 1 on the EA Flood Map (low risk). However, any site specific Flood Risk Assessment (FRA) must investigate the small unnamed watercourses as a source of flood risk. The development layout plan must be amended accordingly.

##### Environment Agency Constraints:

FZ3 along railway no other constraints

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2160

Site Name: Ling Bob, Scotland Lane, Horsforth

Yorkshire Water Comments:

Water main crosses the southern part of the site

Yorkshire Water Waste Water Treatment Works Comme

Knostrop High Level

LCC Flood Risk Management:

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2160

Site Name: Ling Bob, Scotland Lane, Horsforth

## Conclusion of Assessment

### Conclusion summary:

Green Belt site. The capacity and site area has been split - 27.6ha, 724 capacity in Aireborough, 45.33ha, 1189 capacity in North Leeds. Development of such a large site would represent unrestricted urban sprawl and Highways objections include local congestion that would arise if developed.

Site Capacity (dwellings units):

1913

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 3008

Site Name: Former Elmete Caravan Park, Elmete Lane, Roundhay, Leeds,

**Site Details**

Northing:	437478	Area sq m:	28697.56	Ward	Roundhay
Easting:	433850	Area Ha:	2.869756	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Office  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3888.00	Distance to bus stop (metres)	353.63
Nearest Railway Station	Cross Gates	Bus Stop ID	1653
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	10.20		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3008

Site Name: Former Elmete Caravan Park, Elmete Lane,  
Roundhay, Leeds,

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
PREAPP/06/00020	.	24/08/2006		PRENOT	100.00
06/04854/LA	Change of use of former caravan site to public open space	09/08/2006	26/10/2006	A	100.00
H30/290/85/	Detached wardens cabin and detached toilet block and detached wash room and laundry room , to touring caravan an	20/08/1985	14/10/1985	A	79.03
PREAPP/09/00032	.	24/04/2009	01/01/2010	PRECAG	94.94
H30/289/85/	Laying out of touring caravan and camping site with lands capping. this item	20/08/1985	14/10/1985	A	79.09
30/503/03/FU	Detached single storey prefabricated classroom unit	28/07/2003	22/09/2003	A	14.12
11/04113/LA	Proposed cemetery with associated amenities	28/09/2011	25/07/2012	A	83.04
H30/404/82/	Laying out of playing field to vacant parkland site. (site area 1.84ha). (this item is a lso notice under regulation	17/09/1982	18/04/1983	A	70.63

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3008

Site Name: Former Elmete Caravan Park, Elmete Lane, Roundhay, Leeds,

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Relates poorly to settlement. Well contained by natural boundaries reducing potential for further sprawl. Overlaps conservation area.

**Conformity with Core Strategy**

- |  |                          |                              |                          |            |                          |
|--|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area  | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement   | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement   | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural   | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development <input type="checkbox"/> |                          |                              |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3008

Site Name: Former Elmete Caravan Park, Elmete Lane, Roundhay, Leeds,

East Leeds

**SHLAA Conclusions**

Availability: Long term (11+ year) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

No Public Transport or local services within walking distance.

Rank (1-5)

1

**Access Comments**

Elmete Lane has substandard carriageway width in vicinity of site. Substandard crossroads junction at Elmete Lane/Wetherby Road

Rank (1-5)

2

**Local network comment**

Local congestion issues.

Rank (1-5)

2

**Mitigation measure**

Carriageway/footway improvements to Elmete Lane. Traffic signals at Elmete Lane/Wetherby Road

Total score

5

**Support?**

no

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site-specific designations but there are significant areas of scrub and some semi-improved grassland areas which together contribute to the Wyke Beck Valley corridor (potential Leeds Habitat Network).

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

[Empty text box for Environment Agency Comments]

**Environment Agency Constraints:**

[Empty text box for Environment Agency Constraints]

**Yorkshire Water Comments:**

[Empty text box for Yorkshire Water Comments]

**Yorkshire Water Waste Water Treatment Works Comme**

[Empty text box for Yorkshire Water Waste Water Treatment Works Comme]

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3008

Site Name: Former Elmete Caravan Park, Elmete Lane, Roundhay, Leeds,

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Isolated site. Development would represent an island of development within Green Belt, unrelated to the existing urban area. The site provides a buffer between Roundhay Park and the residential area and has planning permission for a cemetery. Highway concerns regarding accessibility and substandard local network.

Site Capacity (dwellings units):

47

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3010

Site Name: Holt Park Leisure Centre, Holt Road, Adel

**Site Details**

Northing:	439950	Area sq m:	23832.53	Ward	Adel and Wharfedale
Easting:	425934	Area Ha:	2.383253	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2: Recreation & Leisure - Outdoor amenity & open space  
 Existing Use 3:  
 Neighbouring Use 1: Retail - Shops  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3: Community Services  
 Other uses:  
 Site State: Mix

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1716.06	Distance to bus stop (metres)	95.40
Nearest Railway Station	Horsforth	Bus Stop ID	7962
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	Holt Park
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	6.22
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	6.22		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
11/05245/COND	Consent, agreement or approval required by conditions 15 and 26 of Planning Application 09/02578/OT	09/12/2011	02/03/2012	SPL	83.56
11/05444/COND	Consent, agreement or approval required by conditions 10, 12, 14 and 19 of Planning Application 09/02578/OT	23/12/2011	24/04/2013	A	83.56
H26/215/74/	One non illuminated individual lettering sign, size of letters: 1.5m (5ft). height of sign above ground: 5.0m (16ft 6ins)	05/06/1974	16/09/1974	A	16.47
H26/265/74/	Pre-cast concrete chimney, 15.24m (50ft.4ins) high to super market premises.	21/06/1974	28/10/1974	W	16.47
H26/638/74/	Alterations and new shop front to vacant shop unit.	28/10/1974	20/01/1975	A	16.47
12/02463/COND	Consent, agreement or approval required by conditions 4, 7 and 8 of Planning Application 10/01088/RM	30/05/2012	30/08/2012	A	83.56
H26/640/74/	Change of use of vacant shop unit to bank.	28/10/1974	20/01/1975	A	16.47
H26/588/75/	Alterations, to form new frontage, to shop unit.	04/07/1975	08/09/1975	A	16.47
H26/637/75/	Alterations and form new shop front to vacant shop unit.	21/07/1975	08/09/1975	A	16.47
H26/107/76/	Alterations, including new shop front and formation of staff area, to shop unit.	04/02/1976	22/03/1976	R	16.47
H26/180/76/	One internally illuminated individual letter fascia sign, size 8m (26ft 3ins) x 0.7m (2ft 4ins), height above ground	23/02/1976	22/03/1976	A	16.47
H26/313/76/	Alterations, to form new shop front, to vacant shop unit.	05/04/1976	18/05/1976	A	16.47
12/02461/COND	Consent, agreement or approval required by conditions 8 and 15 of Planning Application 09/02578/OT	30/05/2012	03/04/2013	INT	83.56
H26/180/74/	Addition of bus canopy to supermarket and covered mall.	24/05/1974	20/01/1975	A	16.47
H26/526/75/	Alterations and new shop front, to form butchers shop comprising motor room, spare room, staffroom, 2 w.c.s., binstore,	19/06/1975	11/08/1975	A	16.47
H26/527/75/	One non-illuminated individual letter fascia sign, size 4.48m (14ft.6ins) x 0.4m (1ft. 4ins) height above ground 2.7	19/06/1975	21/07/1975	A	16.47
H26/489/76/	Alterations, including formation of manager's office and staff room, and new shopfront, to shop unit.	28/05/1976	15/06/1976	A	16.47
H26/490/76/	One internally illuminated fascia sign, size 4.6m (15ft) x 0.9m (3ft), height above ground 2.5m (8ft.3ins)	28/05/1976	05/07/1976	A	16.47
26/265/98/FU	Addition of refrigeration units to roof of supermarket	10/07/1998	21/12/1998	A	16.54

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

10/02799/COND	Consent, agreement or approval required by conditions 4 and 26 of Planning Application 09/02578/OT	17/06/2010	03/09/2010	SPL	83.56
09/02578/OT	Outline Application for a 'wellbeing centre' for leisure and fitness centre and health facilities	12/06/2009	29/09/2009	A	83.56
H26/108/76/	Alterations, including new shop front, and formation of staff area, to shop unit.	04/02/1976	22/03/1976	A	16.47
H26/162/76/	One internal, internally illuminated window sign, size 0.38m (1ft 3ins) x 1.22m(4ft), height above ground 1.52m(5ft)(underside)	19/02/1976	18/05/1976	A	16.47
H26/262/76/	One illuminated projecting double sided box sign, size 0.94m (3ft 1in) x 0.5m(1ft 8ins) height above ground 3.29m(10ft)	18/03/1976	18/05/1976	A	16.47
10/02226/LA	Outline application for residential development comprising of C2 (residential institutions)	14/05/2010	10/08/2010	A	27.54
H26/464/74/	Two non-illuminated fascia signs, size of each 4.5m (14ft .9ins) x 0.8m (2ft.8ins), height above ground 2.2m (7ft).	28/08/1974	18/11/1974	A	16.47
H26/489/74/	Internal alteration including formation of storage area marking-up area, manager's office, staff room and toilet access	28/08/1974	18/11/1974	A	16.47
H26/368/75/	One non-illuminated individual letter fascia sign, size 1.28m (4ft 3ins) x 0.23m (8ins) height above ground 2.9m(9ft 6ins)	29/04/1976	09/06/1977	A	16.47
26/66/04/SI	Two internally illuminated and 3 non illuminated signs to supermarket	06/02/2004	05/04/2004	SPL	16.98
26/552/04/SI	1 internally illuminated individual letter sign to supermarket	07/09/2004	28/10/2004	A	16.98
H26/542/79/	Two detached prefabricated class room units, each with store and cloakroom, to school. (this item is also notice under)	11/06/1979	06/08/1979	A	79.33
H26/1208/79/	Detached pre-cast concrete double garage, to school. (this item is also notice under regulation 4(1) of the town and country	07/12/1979	04/02/1980	A	79.33
26/413/04/SI	1 internally illuminated and 1 non illuminated freestanding signs to supermarket car park	25/06/2004	20/08/2004	SPL	16.98
10/01854/RM	Laying out of access road and erect wellbeing centre for leisure and fitness and health facilities, with car parking and landscaping	22/04/2010		APPRET	83.59
H26/637/74/	One illuminated fascia sign. size 5.66m (18ft 7ins) x 0.89m (2ft 8ins), height above ground: 2.65m (3ft 9ins)(underside)	28/10/1974	09/12/1974	A	16.47
H26/367/75/	New shop front to vacant shop unit	29/04/1975	30/06/1975	A	16.47
H26/862/75/	Alterations and new frontage, to form bank, comprising store, w.c., kitchen, saferoom, interview room, cashiers area and parking	13/10/1975	01/12/1975	A	16.47

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3010

Site Name: Holt Park Leisure Centre, Holt Road, Adel

H26/161/76/	Change of use, including alterations to form new shop front and additional w.c., of vacant shop unit to betting of	19/02/1976	12/04/1976	A	16.47
H26/768/76/	One internally illuminated double sided, projecting box sign, size 0.9m (3ft) x 0.5m (1 ft.9ins) height above ground	13/09/1976	04/10/1976	A	16.47
H26/274/77/	Alterations, to form new shop front, to vacant shop unit.	18/04/1977	16/05/1977	A	16.47
PREAPP/09/00028	.	01/04/2009	01/01/2010	PRECAG	100.00
26/17/01/FU	Two storey lift shaft to side of school	08/01/2001	01/05/2001	A	58.86
10/01088/RM	Reserved Matters Application for a 'wellbeing centre' for leisure and fitness centre	09/03/2010	11/06/2010	A	83.56
10/02662/COND	Consent, agreement or approval required by conditions 5, 15, 18, 20, 22, 23, 30 and 33 of Planning Application 09/02578/OT	10/06/2010	26/08/2010	SPL	83.56
H26/589/75/	Two non-illuminated fascia signs, both size 4.1m (13ft .6ins) x 0.46m (1ft.6ins), height above ground 2.44m (8ft)	04/07/1975	11/08/1975	A	16.47
12/04694/COND	Consent, agreement or approval required by conditions 7, 30 and 36 of Planning Application 09/02578/OT	02/11/2012	09/04/2013	INT	83.56
12/04692/COND	Consent, agreement or approval required by condition 6 of Planning Application 10/01088/RM	02/11/2012		APPRET	83.56
12/05350/COND	Consent agreement or approval required by conditions 15 and 37 of Planning Application 09/02578/OT	18/12/2012	09/04/2013	INT	83.56

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3010

Site Name: Holt Park Leisure Centre, Holt Road, Adel

East Leeds

### SHLAA Conclusions

Availability: Unknown

Suitability: Yes

Achievability: Unknown

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

Good.

Rank (1-5)

4

##### Access Comments

Access from Farrar Lane.

Rank (1-5)

4

##### Local network comment

A65/A660 congestion.

Rank (1-5)

3

##### Mitigation measure

Traffic management in local area.

Total score

11

##### Support?

Yes with mitigation.

##### Need to combine with other sites:

##### Suitability for partial development:

#### Highways Agency

Awaiting comments

#### Network Rail :

#### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

#### Education

#### Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

#### Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3010

Site Name: Holt Park Leisure Centre, Holt Road, Adel

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

The site is part of the Holt Park design brief and has been identified as having potential for residential development.

Site Capacity (dwellings units):

85

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3014

Site Name: Area within Kirkstall Hill, Beecroft Street, Commercial Road (Kirkstall District Centre)

**Site Details**

Northing:	435546	Area sq m:	36248.22	Ward:	Kirkstall
Easting:	426445	Area Ha:	3.624822	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2: Retail - Shops  
 Existing Use 3: Retail - Restaurants and Cafes  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Recreation & Leisure - Indoor sport facility  
 Neighbouring Use 3: Recreation & Leisure - Outdoor amenity & open space  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	455.14	Distance to bus stop (metres)	83.07
Nearest Railway Station	Headingley	Bus Stop ID	9232
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	Kirkstall
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
24/572/05/OT	Outline application for mixed use with residential retail community facilities public open space parking & accesses	25/11/2005	30/01/2008	R	100.00
24/107/93/SI	3 internally illuminated wall signs, 1 non-illuminated wall sign and 1 internally illuminated tower signs	30/03/1993	24/05/1993	A	29.06
PREAPP/09/00014	.	10/02/2009	01/01/2010	PRECAG	100.00
H26/114/90/	Change of use, involving alterations and new entrance way of storage and industrial building to class b1 office use	19/03/1990	13/08/1990	A	19.09
24/341/05/FU	Variation of condition no 1 of application no 24/379/03/fu (submission of reserved matters application)	11/07/2005	05/09/2005	A	19.15
24/54/96/OT	Outline application for retail development	15/02/1996	07/08/1997	A	20.37
H26/984/78/	Laying out of service road and erection of supermarket with warehouse, offices, stores, canteen and toilets, 3 shop units	18/10/1978	18/12/1978	A	26.35
24/379/03/FU	Variation of condition no 2 of permission no 24/198/00/re (submission of reserved matters application)	04/08/2003	23/09/2003	A	19.11
24/326/95/FU	Two waste extraction units to factory	13/10/1995	07/12/1995	A	20.37
11/04253/FU	Demolition of existing buildings and erect retail A1 foodstore, with 3 level covered car parking areas, 7 retail units (Use Classes A1, A2, A4, A4 and A5), a community centre and replacement Post Office Workers Club, with public realm, associated servicing, landscaping and access improvements.	07/10/2011	08/10/2012	W	89.34
H24/417/90/	Alterations, including new staircase and first floor extension to form reception area, new staircase and toilets, etc	21/11/1990	14/12/1990	A	19.11
24/198/00/RE	Renewal of outline permission for retail development	06/07/2000	22/11/2000	A	20.50
H26/984/78/1	Laying out of service road and erection of supermarket, with warehouse, offices, stores, canteen and toilets, 3 shop units	22/02/1979	02/03/1979	A	26.82
H26/663/79/	Two internally illuminated wall box signs, one size 7.8m x 1.2m and one size 6.77m x 0.6m, height of each above ground	09/07/1979	01/10/1979	A	28.94

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Site Ref: 3014**

**Site Name: Area within Kirkstall Hill, Beecroft Street,  
Commercial Road (Kirkstall District Centre)**

12/04200/FU	Demolition of existing buildings and erection of A1 foodstore, five retail units (A1, A2, A3, A4 or A5), a new club building for the Leeds Postal Sports Association Club, a community centre, improved public realm, and associated car parking, servicing landscaping and access improvements	03/10/2012	PCO	89.34
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3014

Site Name: Area within Kirkstall Hill, Beecroft Street, Commercial Road (Kirkstall District Centre)

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3014

Site Name: Area within Kirkstall Hill, Beecroft Street, Commercial Road (Kirkstall District Centre)

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: Yes Achievability: Medium term (6-10 years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Public Transport Core Strategy standards met schools/health/rail, some local services.

Rank (1-5)

5

**Access Comments**

Mitigation works would be required for signalised junctions at Commercial Road and Kirkstall Hill.

Rank (1-5)

4

**Local network comment**

Local congestion issues mitigation required.

Rank (1-5)

3

**Mitigation measure**

Signalised junction required.

Total score

12

**Support?**

Yes with mitigation

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3014

Site Name: Area within Kirkstall Hill, Beecroft Street, Commercial Road (Kirkstall District Centre)

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Pending Tesco application on site. A mix of residential and commercial retail would be appropriate given town centre location. Amber as preferred retail use, residential could be in place on upper floors.

Site Capacity (dwellings units):

109

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Green

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3034

Site Name: Cold Harbour Farm, Bayton Lane, Yeadon and Rawdon Billings

**Site Details**

Northing:	440375	Area sq m:	172326.38	Ward	Guiseley and Rawdon
Easting:	421684	Area Ha:	17.232638	HMCA:	Aireborough

**Site Characteristics**

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Residential - Dwellings
Neighbouring Use 2:	Agriculture
Neighbouring Use 3:	Other
Other uses:	Local Nature Area
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3002.83	Distance to bus stop (metres)	307.46
Nearest Railway Station	Horsforth	Bus Stop ID	1024
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Site of Cold Harbour Farm and associated land to the south, commonly known as Rawdon Billings. Farm track runs through the middle of the site. There is little to no tree coverage on the site, which undulates. Western boundary is residential, open land stretches to the east.

**UDP Designation**

Greenbelt - N32 (%):	99.77	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.08	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3034

Site Name: Cold Harbour Farm, Bayton Lane, Yeadon  
and Rawdon Billings

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H28/669/77/	Detached silage barn and cow cubicle building to farm.	06/12/1977	06/02/1978	A	12.09

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3034

Site Name: Cold Harbour Farm, Bayton Lane, Yeadon and Rawdon Billings

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have a significant effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Large site. Development would have a significant impact on the openness of the green belt and result in a large area of urban sprawl. Site currently performs important countryside function and surrounds an important nature area.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3034

Site Name: Cold Harbour Farm, Bayton Lane, Yeadon and Rawdon Billings

East Leeds

**SHLAA Conclusions**

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

80% of this site is accessible to Public Transport, but only approx 30% of the site is accessible to services.

Rank (1-5)

2

**Access Comments**

Bayton Lane too narrow and has no footway but mitigation can be completed, left turn out of site only onto Bayton Lane. Access to Larkfield Road required through another site (this access essential for larger site) but access not suitable due to brow of hill access visibility issues. Access to Belmont Grove likely to be unsuitable due to junction with A658/B6152 unless significant signalisation/road improvements are completed (which may still not work) and footways put in on Belmont Grove.

Rank (1-5)

2

**Local network comment**

Local congestion issues on A658, A65, Bayton Lane.

Rank (1-5)

2

**Mitigation measure**

No suitable mitigation for access onto Larkfield Mount which is essential to progress larger site and distribute trips on network, other mitigation around network possible on Bayton Lane and Bellmount Grove.

Total score

6

**Support?**

No

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported - Great Crested Newts to consider.

**Boundary Amendment**

**Natural England:**

**Education**

Should this come to fruition, we would request land from part of the development for new school provision.

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3034

Site Name: Cold Harbour Farm, Bayton Lane, Yeadon and Rawdon Billings

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

Conclusion summary:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Site Ref: 3034**

**Site Name: Cold Harbour Farm, Bayton Lane, Yeadon and Rawdon Billings**

Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and development would have a serious impact on the openness of the Green Belt and result in a large area of urban sprawl. The area and capacity has been split - 2.66ha, capacity of 70 in North Leeds housing market characteristic area, majority (56.25ha) in Aireborough.

**Site Capacity (dwellings units):**

1888

**Floorspace sq m (Non residential):**

**Residential Conclusion:**

Red

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

Site Ref: 3044

Site Name: Cookridge Hall Golf Course/Driving Range,  
Cookridge Lane, Cookridge, LS16 7LQ

**Site Details**

Northing:	440938	Area sq m:	104477.56	Ward	Adel and Wharfedale
Easting:	425478	Area Ha:	10.447756	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2: Recreation & Leisure - Outdoor sport facility  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Agriculture  
 Neighbouring Use 3: Recreation & Leisure - Outdoor sport facility  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2086.59	Distance to bus stop (metres)	195.94
Nearest Railway Station	Horsforth	Bus Stop ID	7978
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	99.47	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.25		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3044

Site Name: Cookridge Hall Golf Course/Driving Range,  
Cookridge Lane, Cookridge, LS16 7LQ

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
26/217/92/FU	Detached maintenance shed	10/06/1992	24/11/1992	A	59.61
26/277/93/FU	Single storey front extension to clubhouse	24/08/1993	09/11/1993	A	59.61
26/108/96/LI	Listed building application to part demolish and erect single & 3 two storey extensions to form leisure centre	25/03/1996	14/11/1996	A	59.61
H26/281/74/	Laying out of access and construction of helicopter landing pad.	24/06/1974	12/05/1975	W	26.80
H26/445/90/	Laying out of access road with change of use of former hospital and coach house to hotel and golf clubhouse and use of	09/11/1990	21/01/1991	A	60.04
26/216/92/LI	Listed building application to carry out alterations and extension to form golf clubhouse	10/06/1992	19/01/1993	A	59.61
26/107/99/LI	Listed building application for addition of 0.6m diameter satellite dish to leisure centre	18/03/1999	18/10/1999	A	60.57
26/106/96/FU	Change of use involving alterations 1 single storey and 3 two storey extensions of hospital to leisure centre	25/03/1996	14/11/1996	A	59.61
26/220/92/FU	Detached golf driving range building with floodlights	10/06/1992	22/12/1992	A	59.61
26/259/97/SI	6 non illuminated and 3 illuminated freestanding signs and 5 externally illuminated wall signs	22/06/1997	08/09/1997	A	59.61
26/114/97/LI	Listed building application for addition of 0.6m diameter satellite dish to golf clubhouse	03/04/1997	13/05/1997	A	51.72
26/261/92/FU	Detached pump house	03/07/1992	20/08/1992	A	59.61
26/278/93/LI	Listed building application to carry out alterations and single storey front extension to clubhouse	24/08/1993	09/11/1993	A	59.61
26/108/99/LI	Listed building application for addition of 0.6m diameter satellite dish to driving range	18/03/1999	18/10/1999	A	60.57
26/221/92/FU	Change of use involving single storey extension of coach house to golf clubhouse	19/06/1992	19/01/1993	A	59.61
26/107/96/LI	Listed building application to part demolish and carry out alterations and extension to form golf clubhouse	25/03/1996	14/11/1996	A	59.61
26/367/00/SI	2 entrance wall signs 7 free standing and 4 wall mounted individual letter signs to health and golf club	16/08/2000	10/10/2000	A	59.61

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3044

Site Name: Cookridge Hall Golf Course/Driving Range,  
Cookridge Lane, Cookridge, LS16 7LQ

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Relates poorly to settlement. Poorly defined boundary to north, high potential for further sprawl.

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3044

Site Name: Cookridge Hall Golf Course/Driving Range,  
Cookridge Lane, Cookridge, LS16 7LQ

East Leeds

**SHLAA Conclusions**

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Meets Core Strategy standards but lacks local facilities, remote from rail service.

Rank (1-5)

4

**Access Comments**

Access achievable with mitigation (trees could be problem).

Rank (1-5)

4

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Unknown at this stage.

Total score

11

**Support?**

Yes with mitigation.

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported with mitigation to protect and enhance hedgerows and woodland connectivity within the site - to provide a link with woodland south of Breary Marsh SSSI.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

[Empty text box for Environment Agency Comments]

**Environment Agency Constraints:**

[Empty text box for Environment Agency Constraints]

**Yorkshire Water Comments:**

[Empty text box for Yorkshire Water Comments]

**Yorkshire Water Waste Water Treatment Works Comme**

[Empty text box for Yorkshire Water Waste Water Treatment Works Comments]

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3044

Site Name: Cookridge Hall Golf Course/Driving Range,  
Cookridge Lane, Cookridge, LS16 7LQ

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.

Site Capacity (dwellings units):

274

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3315

Site Name: Land adjacent to Elmete Lane, Roundhay

**Site Details**

Northing:	437535	Area sq m:	337689.54	Ward	Roundhay
Easting:	434310	Area Ha:	33.768954	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3: Recreation & Leisure - Outdoor sport facility  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3665.93	Distance to bus stop (metres)	328.28
Nearest Railway Station	Cross Gates	Bus Stop ID	14302
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3315

Site Name: Land adjacent to Elmete Lane, Roundhay

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H30/696/74/	Outline application to erect a agricultural dwelling with car-port on agricultural land.	28/10/1974	25/11/1974	A	13.62

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Relates well to urban area. Well contained on all boundaries preventing risk of further sprawl. Overlaps conservation area.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3315

Site Name: Land adjacent to Elmete Lane, Roundhay

East Leeds

**SHLAA Conclusions**

Availability: Suitability: LDF to determine Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Eastern part of site generally meet accessibility standards.

Rank (1-5)

3

**Access Comments**

Single Access from A58 achievable - large site will require two access points therefore development limited to 300 dwellings.

Rank (1-5)

3

**Local network comment**

Some local mitigation likely.

Rank (1-5)

4

**Mitigation measure**

Total score

10

**Support?**

yes with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

Only eastern part of site should be developed up to max of 300 dwellings.

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site-based designations but parts of the site are Lowland mixed deciduous woodland a UK BAP priority habitat and a beck flows near the south-eastern boundary.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3315

Site Name: Land adjacent to Elmete Lane, Roundhay

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site, on the edge of the urban area. Existing defensible boundaries would prevent further sprawl. Development is contingent on site 1190 being brought forward. Highway concerns regarding suitable access may reduce capacity of site.

Site Capacity (dwellings units):

886

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3327

Site Name: Land at Bayton/Layton Road Junction, Rawdon, Leeds, LS18 5ET

**Site Details**

Northing:	439425	Area sq m:	22243.68	Ward	Horsforth
Easting:	422766	Area Ha:	2.224368	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility  
 Neighbouring Use 3: Residential - Dwellings  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1679.37	Distance to bus stop (metres)	141.57
Nearest Railway Station	Horsforth	Bus Stop ID	10227
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3327

Site Name: Land at Bayton/Layton Road Junction,  
Rawdon, Leeds, LS18 5ET

## Planning History

Site Ref: 3327

Site Name: Land at Bayton/Layton Road Junction, Rawdon, Leeds, LS18 5ET

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

**Greenbelt Assessment Conclusion:**

Well contained site by trees on the borders but relates poorly to urban area. Development would reduce separation between settlements.

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3327

Site Name: Land at Bayton/Layton Road Junction, Rawdon, Leeds, LS18 5ET

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor employment and Public Transport accessibility. Good access to local services.

Rank (1-5)

3

**Access Comments**

Access onto Layton Rise Achieveable, Bayton Lane might not be due to trees/speed of road/lack of footway/width of road.

Rank (1-5)

4

**Local network comment**

Local congestion in Horsforth and outer ring road.

Rank (1-5)

3

**Mitigation measure**

Access works.

Total score

10

**Support?**

no

**Need to combine with other sites:**

**Suitability for partial development:**

yes

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported with mitigation to protect and enhance hedgerows and trees - which occur across the centre and northern edge of this site. Bats to consider.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

[Empty text box for Environment Agency Comments]

**Environment Agency Constraints:**

[Empty text box for Environment Agency Constraints]

**Yorkshire Water Comments:**

[Empty text box for Yorkshire Water Comments]

**Yorkshire Water Waste Water Treatment Works Comme**

[Empty text box for Yorkshire Water Waste Water Treatment Works Comments]

**LCC Flood Risk Management:**

**Utilities**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3327

Site Name: Land at Bayton/Layton Road Junction,  
Rawdon, Leeds, LS18 5ET

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site is set to the west of Bayton Lane, relatively remote from the centre of Horsforth. The site itself is relatively contained on all sides by the road and existing residential development, but development would further reduce the Green Belt gap between residential areas. Highway concerns regarding access.

Site Capacity (dwellings units):

58

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3328

Site Name: Land at Layton Road, Rawdon, LS19 6QT

**Site Details**

Northing:	439168	Area sq m:	50874.74	Ward	Horsforth
Easting:	422540	Area Ha:	5.087474	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1881.50	Distance to bus stop (metres)	117.72
Nearest Railway Station	Horsforth	Bus Stop ID	6564
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3328

Site Name: Land at Layton Road, Rawdon, LS19 6QT

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Coalescence/merging settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Site currently separates two settlements, development here would result in merging Rawdon and Horsforth. Site is well contained by trees but performs an important role in safeguarding countryside.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3328

Site Name: Land at Layton Road, Rawdon, LS19 6QT

East Leeds

### SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

Poor employment and Public Transport accessibility, good access to local services.

Rank (1-5)

3

##### Access Comments

Access onto Layton Road.

Rank (1-5)

5

##### Local network comment

Local congestion in Horsforth and outer ring road.

Rank (1-5)

3

##### Mitigation measure

Access works/improvements to public transport / cumulative fund for Hosforth rdt.

Total score

11

##### Support?

yes with mitigation

##### Need to combine with other sites:

##### Suitability for partial development:

yes

#### Highways Agency

#### Network Rail :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Not Supported (RED). No site based designations but a wooded beck corridor that runs down the western parts of this site and a species-rich hedgerow running parallel. The beck and lowland mixed deciduous woodland are UK BAP Priority habitats.

##### Boundary Amendment

##### Natural England:

#### Education

#### Drainage/Water/Flooding

##### Environment Agency Comments:

[Empty text box for Environment Agency Comments]

##### Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

##### Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

##### Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comme]

##### LCC Flood Risk Management:

#### Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3328

Site Name: Land at Layton Road, Rawdon, LS19 6QT

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Development would result in the coalescence of Rawdon and Horsforth, contrary to one of the purposes of Green Belts in preventing the merging of settlements.

Site Capacity (dwellings units):

133

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 3330

Site Name: Land at West End Lane, Horsforth, Leeds

**Site Details**

Northing:	439074	Area sq m:	15025.50	Ward	Horsforth
Easting:	422836	Area Ha:	1.50255	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1586.42	Distance to bus stop (metres)	240.35
Nearest Railway Station	Horsforth	Bus Stop ID	7241
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3330

Site Name: Land at West End Lane, Horsforth, Leeds

## Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Development would reduce separation between settlements. Well contained site (tree lined boundaries) but relates poorly to settlement set to the west of main road which currently acts as a strong defensible boundary.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3330

Site Name: Land at West End Lane, Horsforth, Leeds

East Leeds

### SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

Poor employment and Public Transport accessibility, average access to local services.

Rank (1-5)

2

##### Access Comments

Access onto west End Lane achievable but lane is poor in width and lack of footway.

Rank (1-5)

4

##### Local network comment

Local congestion in Horsforth and outer ring road.

Rank (1-5)

3

##### Mitigation measure

Road width and footway works

Total score

9

##### Support?

no

##### Need to combine with other sites:

##### Suitability for partial development:

yes

#### Highways Agency

#### Network Rail :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the hedgerows and trees that occur along all boundaries of this site - a minimum 10 metres buffer to all boundaries planted with native shrubs and small trees (this 10 metre buffer not be allocated as garden space).

##### Boundary Amendment

##### Natural England:

#### Education

#### Drainage/Water/Flooding

##### Environment Agency Comments:

##### Environment Agency Constraints:

##### Yorkshire Water Comments:

##### Yorkshire Water Waste Water Treatment Works Comme

##### LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3330

Site Name: Land at West End Lane, Horsforth, Leeds

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt Site. The site is set to the west of West End Lane which is the current boundary to Horsforth. Development here would be unrelated to the existing settlement pattern, encroach into the Green Belt and reduce the gap between settlements (Horsforth and Rawdon) contrary to one of the purposes of Green Belts in preventing the merging of settlements. Highway concerns regarding suitable access and accessibility.

Site Capacity (dwellings units):

47

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3360

Site Name: Cookridge Hall, Cookridge Lane, LS16 7NL

### Site Details

Northing:	440731	Area sq m:	590673.61	Ward	Adel and Wharfedale
Easting:	426032	Area Ha:	59.067361	HMCA:	North

### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility (golf)  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Mix

#### Site Detail

Topography:	Undulating	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2264.95	Distance to bus stop (metres)	459.24
Nearest Railway Station	Horsforth	Bus Stop ID	4628
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

### UDP Designation

Greenbelt - N32 (%):	99.42	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.05	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	9.45		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

### Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
26/217/92/FU	Detached maintenance shed	10/06/1992	24/11/1992	A	89.92
26/277/93/FU	Single storey front extension to clubhouse	24/08/1993	09/11/1993	A	89.92
26/108/96/LI	Listed building application to part demolish and erect single & 3 two storey extensions to form leisure centre	25/03/1996	14/11/1996	A	89.92
H26/445/90/	Laying out of access road with change of use of former hospital and coach house to hotel and golf club house and use of	09/11/1990	21/01/1991	A	69.04
26/216/92/LI	Listed building application to carry out alterations and extension to form golf clubhouse	10/06/1992	19/01/1993	A	89.92
26/107/99/LI	Listed building application for addition of 0.6m diameter satellite dish to leisure centre	18/03/1999	18/10/1999	A	89.98
26/106/96/FU	Change of use involving alterations 1 single storey and 3 two storey extensions of hospital to leisure centre	25/03/1996	14/11/1996	A	89.92
26/220/92/FU	Detached golf driving range building with floodlights	10/06/1992	22/12/1992	A	89.92
26/259/97/SI	6 non illuminated and 3 illuminated freestanding signs and 5 externally illuminated wall signs	22/06/1997	08/09/1997	A	89.92
26/114/97/LI	Listed building application for addition of 0.6m diameter satellite dish to golf club house	03/04/1997	13/05/1997	A	89.92
26/261/92/FU	Detached pump house	03/07/1992	20/08/1992	A	89.92
26/278/93/LI	Listed building application to carry out alterations and single storey front extension to clubhouse	24/08/1993	09/11/1993	A	89.92
H26/261/91/	Use of agricultural land as golf club.	22/07/1991	30/09/1991	A	20.85
26/108/99/LI	Listed building application for addition of 0.6m diameter satellite dish to driving range	18/03/1999	18/10/1999	A	89.98
26/221/92/FU	Change of use involving single storey extension of coach house to golf club house	19/06/1992	19/01/1993	A	89.92
26/107/96/LI	Listed building application to part demolish and carry out alterations and extension to form golf clubhouse	25/03/1996	14/11/1996	A	89.92
26/367/00/SI	2 entrance wall signs 7 free standing and 4 wall mounted individual letter signs to health and golf club	16/08/2000	10/10/2000	A	89.92

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?: Yes

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

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.

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

<b>Accessibility comment</b>	<b>Rank (1-5)</b>
Part of site near to Cookridge Lane has good accessibility, most of site is poor.	<b>3</b>

<b>Access Comments</b>	<b>Rank (1-5)</b>
Only support access on to Cookridge Lane. No access off Holt Lane unless fully reconstructed, would remove all trees on frontage.	<b>4</b>

<b>Local network comment</b>	<b>Rank (1-5)</b>
Congested wider network	<b>3</b>

<b>Mitigation measure</b>	<b>Total score</b>
Holt Lane reconstruction	<b>10</b>

<b>Support?</b>	<b>Need to combine with other sites:</b>	<b>Suitability for partial development:</b>
Yes with mitigation		

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). Breary Marsh Site of Special Scientific Interest (SSSI) lies only 200m from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds BAP priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds.

**Boundary Amendment**

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per Drawing RM/3360 - to reflect the most valuable habitats near Breary Marsh SSSI and Breary Marsh Local Nature Reserve and habitats in the east that help provide an east-west wildlife corridor function. Breary Marsh SSSI lies only 400m (and Breary Marsh LNR only 200m) from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI - advice needed from Natural England. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3360

Site Name: Cookridge Hall, Cookridge Lane, LS16 7NL

range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds Biodiversity Action Plan priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds. Mitigation will also be required to protect and enhance the northern and eastern boundaries. Some off-site mitigation/compensation may be acceptable to enhance the area between the allocation and Breary Marsh LNR to assist it to become part of the LNR - will require transfer of ownership and commuted sum for future management.

Natural England:

**Education**

Should this come to fruition, we would request land from part of the development for new school provision.

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

20-30% good accessibility only

Rank (1-5)

2

**Access Comments**

Frontages with cookridge lane and holt lane, possible tree and land level issues, need wider carriageway on Holt Laner and footway constructed

Rank (1-5)

4

**Local network comment**

local congestion issues on outer ring road

Rank (1-5)

3

**Mitigation measure**

access improvements, road width increases and footway construction on Holt lane

Total score

9

**Support?**

no

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). Breary Marsh Site of Special Scientific Interest (SSSI) lies only 200m from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds BAP priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds.

**Boundary Amendment**

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per Drawing RM/3360 - to reflect the most valuable habitats near Breary Marsh SSSI and Breary Marsh Local Nature Reserve and habitats in the east that help provide an east-west wildlife corridor function. Breary Marsh SSSI lies only 400m (and Breary Marsh LNR only 200m) from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI - advice needed from Natural England. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds Biodiversity Action Plan priority species which will be associated with unmanaged grassland and fen. The area also has

Site Ref: 3360

Site Name: Cookridge Hall, Cookridge Lane, LS16 7NL

important records for wildfowl, waders and passerine birds. Mitigation will also be required to protect and enhance the northern and eastern boundaries. Some off-site mitigation/compensation may be acceptable to enhance the area between the allocation and Breary Marsh LNR to assist it to become part of the LNR - will require transfer of ownership and commuted sum for future management.

Natural England:

**Education**

Should this come to fruition, we would request land from part of the development for new school provision.

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

Conclusion summary:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Site Ref: 3360**

**Site Name: Cookridge Hall, Cookridge Lane, LS16 7NL**

Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility. Land to the east of the Chestnuts is designated as proposed N5 greenspace. Holt Lane Meadow, Cookridge is designated as Access Land. This land has been designated under the Countryside and Rights of Way Act 2000 as having access on foot for the public. This is one of six throughout Leeds with these rights.

**Site Capacity (dwellings units):**

1550

**Floorspace sq m (Non residential):**

**Residential Conclusion:**

Red

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

Site Ref: 3376

Site Name: Weetwood Avenue, Leeds, LS16 5NQ

**Site Details**

Northing:	437482	Area sq m:	39705.75	Ward	Weetwood
Easting:	427827	Area Ha:	3.970575	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1946.11	Distance to bus stop (metres)	277.79
Nearest Railway Station	Headingley	Bus Stop ID	1130
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	99.98	Urban Green Corridor - N8 (%):	99.98
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	1.07	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	71.13		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
26/480/98/FU	Detached changing rooms and detached clubhouse to bowling green and rugby pitch	15/12/1998	09/03/1999	A	44.47
26/186/00/FU	Increase in site levels to form 0.5m thick drainage layer under rugby pitch	20/04/2000	14/12/2000	A	40.31
H26/494/80/	Detached pavilion to sports ground.	06/05/1980	02/06/1980	A	97.90
26/505/96/FU	Bowling green with club house	27/12/1996	20/03/1997	W	10.96
0-26/46/99/MOD	New build bowling green club house/changing rooms/pavilion	19/08/1999	27/08/1999	M01	44.47
H26/67/79/	Laying out of access, alterations to existing access, and laying out of bowling green, and car parking area, to sports	24/01/1979	08/05/1979	A	97.93
26/256/98/FU	Laying out of bowling green and reposition rugby pitch new detached changing rooms with car parking to rugby pitch	03/07/1998	17/01/2001	W	72.40
H26/66/79/	Outline application to layout access road and erect sports hall, with squash courts and changing rooms, and with 3	24/01/1979	09/04/1979	R	97.93
H26/65/79/	Outline application to layout access road and erect sports hall, with squash courts and changing rooms, and with 3	24/01/1979	09/04/1979	R	97.93
H26/209/81/	Detached sports pavilion, comprising changing rooms, toilets, showers, tearoom and kitchen to sports ground.(outline a	15/04/1981	22/06/1981	A	97.76
H26/19/77/	Use of pasture land for recreational purposes. (site area 1.01ha (2.5 acres)).	10/01/1977	07/03/1977	A	21.89
0-26/26/99/MOD	Detached changing rooms and detached clubhouse to bowling green and rugby pitch	28/05/1999	28/06/1999	M01	44.47
H26/516/80/	Outline application to erect sports field pavilion and bowling green hut, with bowling green, boundary fence and car pa	20/05/1980	14/07/1980	A	97.90
26/67/96/FU	Bowling green with club house	08/02/1996	06/09/1996	R	10.96

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Strong links to main urban area. Well contained site (tree lined boundaries) reducing potential for further sprawl. Site performs important open space function.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3376

Site Name: Weetwood Avenue, Leeds, LS16 5NQ

East Leeds

**SHLAA Conclusions**

Availability: Long term (11+ year) Suitability: LDF to determine Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor employment and Public Transport accessibility, average access to local services.

Rank (1-5)

2

**Access Comments**

Adequate frontage with adopted highway.

Rank (1-5)

5

**Local network comment**

Significant congestion issues on A660.

Rank (1-5)

2

**Mitigation measure**

Access works, possible footway works required, cumulative congestion fund possible, public transport improvements required

Total score

9

**Support?**

Yes with mitigation and partial development.

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). This proposed allocation includes 0.054ha of the Meanwood Valley SEGI in the north-east corner (an area of woodland linked to the wider site and wildlife corridor). The rest of the site has no site-based designations but will form part of the Leeds Habitat Network - it lies on the Meanwood Valley wildlife corridor which runs into the heart of Leeds. The site is currently grassland on former arable land with smaller areas of plantation woodland. The open farmland and belts of woodland are considered to add to the variety of habitats in a corridor already constrained by development.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3376

Site Name: Weetwood Avenue, Leeds, LS16 5NQ

LCC Flood Risk Management:

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site is relatively well related to the urban area, bounded by residential development to the west and south and trees to the north and east, but performs an important function as open space. The bulk of the site is designated as protected playing pitch (N6) on the existing UDP. See also greenspace section, page 36, question G18. It is also in an Urban Green Corridor and a Conservation Area.

Site Capacity (dwellings units):

89

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3381

Site Name: Brownberrie Farm, Brownberrie Lane, Horsforth, LS18

**Site Details**

Northing:	439428	Area sq m:	12546.05	Ward	Horsforth
Easting:	423438	Area Ha:	1.254605	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Residential - Dwellings  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Community Services - Education  
 Neighbouring Use 2: Community Services - Places of worship  
 Neighbouring Use 3: Recreation & Leisure - Outdoor sport facility  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1023.73	Distance to bus stop (metres)	118.94
Nearest Railway Station	Horsforth	Bus Stop ID	60
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	29.88	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3381

Site Name: Brownberrie Farm, Brownberrie Lane,  
Horsforth, LS18

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H27/177/89/	Alterations, to form bathroom and utility room, and extension to form sun lounge, store rooms, wine cellar, porch and	04/09/1989	09/10/1989	A	24.09
06/07000/FU	Single storey link extension and single storey front extension	24/11/2006	19/01/2007	A	25.05
27/130/03/FU	Alterations and part 2 storey part single storey extension to form 4 bedroom detached dwelling	09/04/2003	24/03/2004	A	13.75
H27/126/90/	Outline application to layout access and erect meeting hall, with car parking and landscaping to field. (site area	04/06/1990	26/11/1990	W	26.00
H27/125/90/	Outline application to erect church meeting room to field. (site area 2.79ha)	04/06/1990	02/10/1990	A	25.91
H27/127/86/	Alterations and extension, to form dining area, hall, toilet, porch and enlarged lounge, with 3 bedrooms and bathroom	15/07/1986	15/09/1986	A	33.49
H27/130/87/	Alterations and extension, to form porch and enlarged kitchen, to rear of detached house.	20/07/1987	21/09/1987	A	11.43
27/43/05/FU	Detached double garage to side	17/03/2005	12/05/2005	A	14.24
0-27/20/05/MOD	Alterations and part 2 storey part single storey extension to form 4 bedroom detached dwelling	10/03/2005	07/04/2005	M01	13.75
H27/181/89/	Outline application to erect residential development to vacant site. (site area 3.2ha)	04/09/1989	04/12/1989	R	25.74
H27/12/78/	Alterations, including new lobby and shower, and extension, to form enlarged kitchen, with new bathroom over, to r	25/01/1978	13/02/1978	A	13.91

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3381

Site Name: Brownberrie Farm, Brownberrie Lane, Horsforth, LS18

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

Part of the site is within Green Belt (30%).

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3381

Site Name: Brownberrie Farm, Brownberrie Lane, Horsforth, LS18

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good access to local services, poor public transport.

Rank (1-5)

3

**Access Comments**

Adequate visibility may not be achievable onto adopted highway due to land frontage, may need adjacent land 3384

Rank (1-5)

3

**Local network comment**

Significant congestion issues in Horsforth

Rank (1-5)

2

**Mitigation measure**

Footway works required, network congestion works required, public transport improvements

Total score

8

**Support?**

no

**Need to combine with other sites:**

possible combined with 3384

**Suitability for partial development:**

yes

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported with mitigation. This proposed allocation overlaps with 0.5ha of Wetstone Plantation LNA but most of this area of the site appears from aerial photographs to have already be degraded by tree clearance associated with an existing property. The boundary of the LNA should be formalised through permanent fencing to reduce unauthorised access and further erosion of woodland habitat, and a minimum 20 metre buffer from the edge of the existing wood/fence-line will be required on the northern and western boundaries - to be planted with native shrubs and small trees.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

**Yorkshire Water Comments:**

**Yorkshire Water Waste Water Treatment Works Comme**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3381

Site Name: Brownberrie Farm, Brownberrie Lane, Horsforth, LS18

LCC Flood Risk Management:

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

Conclusion summary:

Part of the site is within Green Belt (30%). Part of the site is also a Local Nature Area (LNA) on the existing UDP. The remaining area is occupied by existing dwellings. This area alone would be too small to be allocated. Highway concerns regarding access - would need to be combined with site 3384.

Site Capacity (dwellings units):

35

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3384

Site Name: Land at Brownberrie Lane, Horsforth, LS18 5

**Site Details**

Northing:	439358	Area sq m:	8422.94	Ward	Horsforth
Easting:	423578	Area Ha:	0.842294	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Community Services - Education  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2: Community Services - Education  
 Neighbouring Use 3: Transport - Car Parks  
 Other uses:  
 Site State: Chris Bolam

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	870.32	Distance to bus stop (metres)	57.41
Nearest Railway Station	Horsforth	Bus Stop ID	6001
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Planning History**

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H27/125/90/	Outline application to erect church meeting room to field . (site area 2.79ha)	04/06/1990	02/10/1990	A	96.93
06/01990/FU	Replacement single storey gospel hall and detached electricity sub station	27/03/2006	26/06/2006	A	11.79
27/289/04/FU	Replacement single storey gospel hall and detached electricity sub station	25/11/2004	25/04/2005	A	20.20
H27/181/89/	Outline application to erect residential development to vacant site. (site area 3.2ha)	04/09/1989	04/12/1989	R	96.81
H27/99/91/	Laying out of access and erection of meeting hall, with foyer and toilets and with car parking and landscaping to field.	23/05/1991	22/07/1991	A	96.89
27/298/03/FU	Single storey front extension and plant compound and layout of additional 116 car parking spaces to meeting room	20/11/2003	24/12/2003	W	30.15
H27/126/90/	Outline application to layout access and erect meeting hall, with car parking and landscaping to field. (site area	04/06/1990	26/11/1990	W	96.89

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3384

Site Name: Land at Brownberrie Lane, Horsforth, LS18 5

East Leeds

### SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

Good access to local services, poor Public Transport.

Rank (1-5)

3

##### Access Comments

Adequate frontage with main road.

Rank (1-5)

5

##### Local network comment

Significant congestion issues in Horsforth.

Rank (1-5)

2

##### Mitigation measure

Footway works required, network congestion works required, public transport improvements.

Total score

10

##### Support?

yes with mitigation

##### Need to combine with other sites:

possible combined with 3381

##### Suitability for partial development:

yes

#### Highways Agency

#### Network Rail :

#### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

#### Education

#### Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

#### Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3384

Site Name: Land at Brownberrie Lane, Horsforth, LS18 5

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Site within urban area. Residential use acceptable in principle. Scope for road frontage development (capacity reduced to reflect this).

Site Capacity (dwellings units):

12

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3402

Site Name: Ring Road West Park, Clayton Wood Road, Leeds LS16 6NS

**Site Details**

Northing:	438198	Area sq m:	9803.29	Ward	Weetwood
Easting:	425925	Area Ha:	0.980329	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale  
 Existing Use 2: Office  
 Existing Use 3:  
 Neighbouring Use 1: Industry and business - Wholesale distribution  
 Neighbouring Use 2: Office  
 Neighbouring Use 3: Forestry - Unmanaged Forest  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1774.48	Distance to bus stop (metres)	127.06
Nearest Railway Station	Horsforth	Bus Stop ID	1628
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3402

Site Name: Ring Road West Park, Clayton Wood Road,  
Leeds LS16 6NS

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/284/74/	One non-illuminated fascia sign, size 3m (10ft) x 0.75m(2ft. 6ins), height above ground 2.4 m (8ft)(underside) to sales area	20/06/1974	29/07/1974	A	13.86
26/670/03/FU	Alterations to windows and addition of porch to front of offices and warehouse	02/12/2003	06/01/2004	A	47.99
11/05409/FU	Alterations to frontage; access ramp and canopy to side	23/12/2011	21/02/2012	A	48.25
26/98/03/FU	Change of use and new windows of printers to warehouse and offices	10/02/2003	08/04/2003	A	47.99
H26/122/92/	Change of use of warehouse to retail warehouse.	27/03/1992	02/07/1992	R	46.69
H26/375/84/	Change of use of warehouse and offices to photographic studios, printing laboratory and offices.	26/09/1984	29/10/1984	A	14.57
H26/204/82/	2.5m high mesh fence and gates to industrial units.	24/05/1982	12/07/1982	A	33.82
26/251/96/FU	Change of use of warehouse to printing works	21/06/1996	14/08/1996	A	46.84
26/364/96/FU	Change of use of warehouse to light industrial with offices (b1)	04/09/1996	18/10/1996	A	13.07
26/398/96/SN	2 non illuminated wall signs to warehouse and offices	03/10/1996	15/11/1996	A	24.18
H26/553/76/	Change of use of warehouse to discount shoe warehouse.	23/06/1976	26/07/1976	R	48.25

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3402

Site Name: Ring Road West Park, Clayton Wood Road, Leeds LS16 6NS

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3402

Site Name: Ring Road West Park, Clayton Wood Road, Leeds LS16 6NS

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility all round

Rank (1-5)

5

**Access Comments**

Poor access arrangements onto ring road require mitigation, future development coming forward

Rank (1-5)

4

**Local network comment**

Local congestion on ring road

Rank (1-5)

3

**Mitigation measure**

Access works

Total score

12

**Support?**

yes with mitigation

**Need to combine with other sites:**

no

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3402

Site Name: Ring Road West Park, Clayton Wood Road, Leeds LS16 6NS

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Existing employment site, surrounded by other employment uses and Clayton Wood. Therefore considered inappropriate for residential.

Site Capacity (dwellings units):

30

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Red

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3457

Site Name: Land adjacent to Water Treatment Works, Headingley, LS6 3

**Site Details**

Northing:	437552	Area sq m:	9132.76	Ward	Weetwood
Easting:	427354	Area Ha:	0.913276	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Forestry - Unmanaged Forest  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1809.85	Distance to bus stop (metres)	181.15
Nearest Railway Station	Headingley	Bus Stop ID	10632
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3457

Site Name: Land adjacent to Water Treatment Works,  
Headingley, LS6 3

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/433/79/	Two non illuminated wall mount ed office identification signs size of each 0.52m x 0.87m, h eight of each above ground 0.5	10/05/1979	25/06/1979	A	99.94
H26/201/90/	Outline application to erect w ater treatment works withchlor ine plant and car parking to w ater works.	15/05/1990	10/09/1990	A	99.41
H26/869/75/	Alteration and extension to fo rm canteen and two labor atories to water authority div isional headquarters	14/10/1975	19/02/1976	A	99.94
H26/82/91/	Detached water treatment works , with 2 storey offices, detac hed chlorine generation plant and detached pumping st	04/03/1991	13/05/1991	A	99.12
H26/1156/78/	Retention of existing temporar y office accommodation.	12/12/1978	19/03/1979	A	99.94
H26/338/84/	Laying out of access road and erection of single storeypumpi ng station, with 2 service wat er reservoirs, 7 carparking sp	30/08/1984	19/11/1984	A	99.37
H26/962/77/1	Extension of temporary permiss ion for detached prefa bricated office unit, with 30 car parking spaces, to offices	13/11/1979	14/04/1980	A	99.94
H26/1257/79/	Outline application, to erect detached prefabricated offic e unit with corridor link to e xisting office unit, and	27/12/1979	14/04/1980	R	99.94
H26/746/77/	Outline application to erect d etached prefabricated offic e unit, with 30 car parking sp aces to offices.	16/09/1977	07/11/1977	A	99.94

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3457

Site Name: Land adjacent to Water Treatment Works, Headingley, LS6 3

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3457

Site Name: Land adjacent to Water Treatment Works, Headingley, LS6 3

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: Yes Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility all round

Rank (1-5)

5

**Access Comments**

No access onto Weetwood Lane

Rank (1-5)

1

**Local network comment**

Local congestion on A660 and Headingley

Rank (1-5)

3

**Mitigation measure**

Access improvements

Total score

9

**Support?**

no

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3457

Site Name: Land adjacent to Water Treatment Works, Headingley, LS6 3

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Site within existing urban area where residential use is acceptable in principle. Highway concerns regarding access.

Site Capacity (dwellings units):

32

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4000

Site Name: Ralph Thoresby (Site F) Holt Park, Leeds

### Site Details

Northing:	439954	Area sq m:	3726.65	Ward	Adel and Wharfedale
Easting:	425587	Area Ha:	0.372665	HMCA:	North

### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Utilities & Infrastructure - Water Storage and Treatment  
 Neighbouring Use 2: Community Services - Education  
 Neighbouring Use 3: Residential - Dwellings  
 Other uses:  
 Site State: Greenfield

#### Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1422.64	Distance to bus stop (metres)	56.66
Nearest Railway Station	Horsforth	Bus Stop ID	5067
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

### UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.99
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	99.99	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

### Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4000

Site Name: Ralph Thoresby (Site F) Holt Park, Leeds

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/542/79/	Two detached prefabricated classroom units, each with store and cloakroom, to school. (this item is also notice under	11/06/1979	06/08/1979	A	99.48
H26/1208/79/	Detached pre-cast concrete double garage, to school. (this item is also notice under regulation 4(1) of the town and c	07/12/1979	04/02/1980	A	99.48

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4000

Site Name: Ralph Thoresby (Site F) Holt Park, Leeds

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility all round

Rank (1-5)

5

**Access Comments**

Good frontages with adopted highway, possible problems with junction spacings with other accesses

Rank (1-5)

4

**Local network comment**

Spare local capacity

Rank (1-5)

5

**Mitigation measure**

footway works around frontages, access improvements

Total score

14

**Support?**

yes

**Need to combine with other sites:**

no

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

[Empty text box for Environment Agency Comments]

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Comments]

[Empty text box for Yorkshire Water Waste Water Treatment Works Comme]

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4000

Site Name: Ralph Thoresby (Site F) Holt Park, Leeds

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Site is designated as greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 36, question G19. No existing facilities or features on the site. Could have some potential for residential development. Adjacent a school and residential area.

Site Capacity (dwellings units): 15 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4013

Site Name: Land at Elmete Lane, Roundhay

**Site Details**

Northing:	437666	Area sq m:	14579.38	Ward	Roundhay
Easting:	434066	Area Ha:	1.457938	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2: Residential - Dwellings  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility  
 Neighbouring Use 3: Residential - Dwellings  
 Other uses:  
 Site State: Mix

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3909.54	Distance to bus stop (metres)	585.04
Nearest Railway Station	Cross Gates	Bus Stop ID	11538
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4013

Site Name: Land at Elmete Lane, Roundhay

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H30/696/74/	Outline application to erect a agricultural dwelling with car-port to agricultural land.	28/10/1974	25/11/1974	A	72.46

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Relates poorly to settlement. Would have to be developed alongside larger adjacent site. Overlaps conservation area.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4013

Site Name: Land at Elmete Lane, Roundhay

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Fails all accessibility standards

Rank (1-5)

1

**Access Comments**

Elmete Lane not suited to intensification of use

Rank (1-5)

1

**Local network comment**

Elmete Lane not suited to intensification of use

Rank (1-5)

1

**Mitigation measure**

Total score

3

**Support?**

no

**Need to combine with other sites:**

access could be taken from adjacent site

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4013

Site Name: Land at Elmete Lane, Roundhay

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Residential property and associated land to west, and field to east. Would only allocate alongside site 3315. If 3315 was released for development, site 4013 would round off development. Significant Highway concerns regarding access, accessibility and local network constraints.

Site Capacity (dwellings units): 52 Floorspace sq m (Non residential): 0

**Residential Conclusion:**

Amber

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4021

Site Name: Horsforth Mills, Low Lane, Horsforth

**Site Details**

Northing:	437681	Area sq m:	6965.47	Ward	Horsforth
Easting:	425270	Area Ha:	0.696547	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Industry and business - Storage  
 Existing Use 2: Office  
 Existing Use 3: Transport - Car Parks  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Forestry - Managed Forest  
 Neighbouring Use 3: Retail - Shops  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1687.80	Distance to bus stop (metres)	74.84
Nearest Railway Station	Horsforth	Bus Stop ID	7138
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.01	Urban Green Corridor - N8 (%):	0.01
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H27/111/83/1	Laying out of enlarged access and addition of covered loading bay to mill.	01/07/1983	22/08/1983	A	96.69
H27/27/85/	Change of use of mill to office and workshops and office and showrooms.	01/03/1985	24/05/1985	W	96.39
27/144/97/OT	Outline application to layout access and erect non food retail unit and restaurant	09/09/1997	03/06/1999	W	10.25
H27/83/86/	Change of use of industrial unit, with warehouse, showroom and offices to business centre, comprising light industrial	16/05/1986	30/04/1987	A	96.69
27/245/05/FU	Entrance canopy and suspended fascia with air conditioning units behind	10/11/2005	05/01/2006	A	90.94
H27/217/85/	Change of use, involving alterations, of industrial unit, ancillary warehouse, showroom and offices, to business centre	20/12/1985	28/04/1986	R	96.46
H27/142/90/	Alterations and extension, to form canopy over loading bay, to industrial unit.	27/06/1990	27/09/1990	A	95.16

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4021

Site Name: Horsforth Mills, Low Lane, Horsforth

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Public transport, employment, health and education good

Rank (1-5)

5

**Access Comments**

Access at Low Lane / Butcher Hill junction require different arrangement to current mini roundabout - difficult to achieve without third party land

Rank (1-5)

2

**Local network comment**

Local capacity issues

Rank (1-5)

3

**Mitigation measure**

Access junction

Total score

10

**Support?**

Yes with mitigation

**Need to combine with other sites:**

no

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site-based designations but the Oil Mill Beck forms the south east boundary of this proposed allocation. This is an important wildlife corridor.

**Boundary Amendment**

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/4021 in order to provide a minimum 20 metre buffer to the Oil Mill Beck. Mitigation will be required to protect and enhance the excluded 20 metre buffer to the Oil Mill Beck - including planting with native small trees and shrubs.

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

[Empty box for Environment Agency Comments]

**Environment Agency Constraints:**

[Empty box for Environment Agency Constraints]

**Yorkshire Water Comments:**

[Empty box for Yorkshire Water Comments]

**Yorkshire Water Waste Water Treatment Works Comme**

[Empty box for Yorkshire Water Waste Water Treatment Works Comments]

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4021

Site Name: Horsforth Mills, Low Lane, Horsforth

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Site currently on the market with vacant possession. Site is in flood zone 3 (high risk). We are consulting the Environment Agency on all sites and their comments will be taken into consideration before making a final decision on allocations.

Site Capacity (dwellings units): 22      Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Red

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4055

Site Name: Former Police Station, Broadway, Horsforth

**Site Details**

Northing:	437651	Area sq m:	4102.00	Ward	Horsforth
Easting:	423249	Area Ha:	0.4102	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Community Services  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Office  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1894.30	Distance to bus stop (metres)	60.88
Nearest Railway Station	Horsforth	Bus Stop ID	10970
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4055

Site Name: Former Police Station, Broadway, Horsforth

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
27/156/94/FU	Two 5m high lamp standards to car park	21/07/1994	02/11/1994	A	99.98
H27/185/89/	Laying out of enlarged car park to police station.	27/09/1989	04/12/1989	A	98.82
27/154/97/FU	Additional car parking to police station	24/09/1997	25/11/1997	A	99.67

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4055

Site Name: Former Police Station, Broadway, Horsforth

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Public transport, employment, health and education good

Rank (1-5)

5

**Access Comments**

Access Ok, exit only onto Broadway as current arrangement.

Rank (1-5)

4

**Local network comment**

Congested area of network, concerns with Horsforth Roundabout

Rank (1-5)

3

**Mitigation measure**

Funding towards ring road works

Total score

12

**Support?**

Yes with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4055

Site Name: Former Police Station, Broadway, Horsforth

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Site would be suitable for residential development in principle. However could also come forward for employment/retail use as a result of proximity to centres.

Site Capacity (dwellings units): 13 Floorspace sq m (Non residential): 0

**Residential Conclusion:**

Green

**Retail Conclusion:**

Amber

**Employment Conclusion:**

Amber

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4056

Site Name: Church Lane, Horsforth

**Site Details**

Northing:	438343	Area sq m:	7483.63	Ward	Horsforth
Easting:	423658	Area Ha:	0.748363	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Community Services  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility  
 Neighbouring Use 3: Community Services - Education  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1103.03	Distance to bus stop (metres)	175.09
Nearest Railway Station	Horsforth	Bus Stop ID	11415
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4056

Site Name: Church Lane, Horsforth

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H27/149/83/	Detached pre-cast concrete garage to adult training centre. (this item	05/09/1983	10/10/1983	A	95.06
H27/64/83/	Alterations, to form training flat and home economics unit and extension, to form classroom, wood work assembly room	18/04/1983	23/05/1983	A	94.79
H27/161/77/	1 detached timber store, to training centre. (this item is also notice under regulation 4(1) of the town and country	27/05/1977	18/07/1977	A	95.30
H27/36/86/	Detached prefabricated classroom unit, including 2 class rooms, toilets and store, to training centre. (this item	11/03/1986	28/04/1986	A	95.33

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4056

Site Name: Church Lane, Horsforth

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Public transport, employment, health and education good

Rank (1-5)

5

**Access Comments**

Existing access ok, sightlines could be improved within landscaping

Rank (1-5)

5

**Local network comment**

Ok for level of development

Rank (1-5)

5

**Mitigation measure**

Total score

15

**Support?**

Yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4056

Site Name: Church Lane, Horsforth

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Site would be suitable for residential development in principle. May also be appropriate for offices given proximity to Town Street and New Road Side.

Site Capacity (dwellings units): 23 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4057

Site Name: St Joseph's, Outwood Lane, Horsforth

**Site Details**

Northing:	437259	Area sq m:	8331.65	Ward	Horsforth
Easting:	424259	Area Ha:	0.833165	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Mix

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1887.70	Distance to bus stop (metres)	64.43
Nearest Railway Station	Horsforth	Bus Stop ID	10892
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H27/380/75/	Alterations, including new staircase, ground floor extension, to form w.c. and bathroom with w.c. and shower, and	02/12/1975	01/03/1976	A	97.75
H27/125/87/	Alterations, to form drying room, store, office and wash up area and extensions, to form servery and staff room, to form	15/07/1987	14/09/1987	A	99.49
09/03666/FU	Demolition of care home and erect replacement part 3, part 4, and part 5 storey care home, with 39 self contained flats, care rooms, chapel, lounges, dining area, activity rooms and function room, with car parking and landscaping	21/08/2009	21/06/2010	R	100.00
10/04924/FU	Replacement part 2, part 3, and part 4 storey care home, with 34 self contained flats, 39 dementia/respice/nursing care rooms, chapel, lounges, dining area, activity rooms and function room, with car parking and landscaping	01/11/2010	27/06/2011	R	99.98
H27/84/82/	Detached precast concrete garage to convalescent home.	13/05/1982	21/06/1982	A	99.79
27/25/97/FU	Two storey rear extension	27/02/1997	01/05/1997	A	99.92
27/144/94/FU	Single storey front extension and laying out of new vehicular access	13/09/1994	02/11/1994	A	99.98
PREAPP/08/00256	.	26/06/2008	25/08/2009	PRECAP	99.99

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4057

Site Name: St Joseph's, Outwood Lane, Horsforth

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Public transport, employment, health and education good

Rank (1-5)

5

**Access Comments**

Access achievable on to Outwood Lane

Rank (1-5)

5

**Local network comment**

Ok for level of development

Rank (1-5)

5

**Mitigation measure**

Total score

15

**Support?**

Yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4057

Site Name: St Joseph's, Outwood Lane, Horsforth

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Residential use acceptable in principle. Previous applications on site.

Site Capacity (dwellings units): 26 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4058

Site Name: Cockcroft House, Cardigan Road, Headingley

**Site Details**

Northing:	435358	Area sq m:	5241.96	Ward	Headingley
Easting:	427950	Area Ha:	0.524196	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Residential - Residential institution  
 Existing Use 2: Office  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2: Residential - Residential institution  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	187.41	Distance to bus stop (metres)	41.81
Nearest Railway Station	Burley Park	Bus Stop ID	9252
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/469/81/	Alterations and 2 storey extension, to form entrance lobby and offices with basement store and new fire escape, to	15/09/1981	02/11/1981	A	36.53
06/04998/FU	Addition of 5 new parking spaces to offices	14/08/2006	01/02/2008	R	37.49
10/02052/EXT	Extension of permission of application 26/564/04/FU for change of use involving part demolition and 2 1/2 storey extension to side to form 14 flats	05/05/2010	31/01/2011	A	37.49
H26/262/83/	2 free standing signs, size of each 0.86m x 0.37m, height of each above ground 0.5m (underside), to offices.	02/06/1983	01/08/1983	A	37.01
08/02529/FU	Alterations and addition of entrance canopy, detached mobility scooter shelter and car parking area to sheltered flats	25/04/2008		APPRET	56.38
26/325/04/CA	Conservation area application to demolish part of offices	04/05/2004	03/01/2006	A	37.34
08/00973/FU	Alterations and addition of entrance canopy, Detached mobility scooter shelter and car parking area to sheltered flats.	25/02/2008		APPRET	56.38
26/564/04/FU	Change of use involving part demolition & 2 1/2 storey extension to side to form 14 flats	09/08/2004	16/06/2005	A	37.01
26/425/97/SI	2 externally illuminated free standing signs to offices	01/12/1997	20/02/1998	A	37.45
26/332/97/FU	Enlarged access and 0.35m high to 1.8m walls to driveway	04/09/1997	09/02/1998	A	37.44
H26/549/76/	Alterations, including new retaining walls, and extension, to form new boiler house, to office premises.	18/06/1976	09/11/1976	A	37.34
26/323/04/FU	Change of use involving part demolition and 5 storey extension of offices to form 18 flats	04/05/2004	20/08/2004	W	37.34

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?

If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4058

Site Name: Cockcroft House, Cardigan Road, Headingley

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Public transport, employment, health and education good

Rank (1-5)

5

**Access Comments**

Existing access on to Chapel Lane needs improving, loss of some of the stone wall, otherwise OK

Rank (1-5)

4

**Local network comment**

Ok for level of development

Rank (1-5)

5

**Mitigation measure**

Total score

14

**Support?**

Yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4058

Site Name: Cockcroft House, Cardigan Road, Headingley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Part of site has modern residential institution which could be redeveloped. The older property should be maintained, but could potentially be converted to residential subject to detail. Suitable for residential use in principle.

Site Capacity (dwellings units): 17 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4092

Site Name: St Annes Mills

**Site Details**

Northing:	435217	Area sq m:	8776.20	Ward	Kirkstall
Easting:	426371	Area Ha:	0.87762	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Retail - Shops  
 Neighbouring Use 2: Transport - Transport tracks & ways  
 Neighbouring Use 3: Forestry - Unmanaged Forest  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	748.19	Distance to bus stop (metres)	113.98
Nearest Railway Station	Headingley	Bus Stop ID	12126
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.99
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4092

Site Name: St Annes Mills

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
09/04584/FU	Use of vacant building for general industry (Class B2)	22/10/2009	11/12/2009	A	25.22
H26/368/88/	Outline application to layout access roads and erect residential development, industrial development, shopping,	01/08/1988	01/08/1988	0	100.00
H26/1070/79/	Laying out of new access to mills. (this item is also notice under regulation 4(1) of the town and country planning g	22/10/1979	26/11/1979	A	96.93
H26/223/88/	Alterations and extension, to form enlarged warehouse to works.	12/05/1988	15/08/1988	A	25.94

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4092

Site Name: St Annes Mills

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good access to public transport, employment, health and primary education but not secondary education.

Rank (1-5)

4

**Access Comments**

Steeply sloping access road from Kirkstall Road, lined with mature trees and adoptable access difficult to achieve

Rank (1-5)

3

**Local network comment**

ok for level of development

Rank (1-5)

3

**Mitigation measure**

Total score

10

**Support?**

yes with adoptable access

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). Lies adjacent to the River Aire and Kirkstall Mill Goit, UK BAP priority habitats. The Otter Survey and Habitat Assessment of the River Aire (2008) found an otter lying up site in a "space formed by overhanging concrete of mill complex floor". This is one of the most significant features for otters on the River Aire in Leeds city centre. Features used by European protected species such as otter, for shelter are protected under the Conservation of Habitats and Species Regulations 2010.

**Boundary Amendment**

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/4092 in order to provide a minimum 20 metre buffer to the River Aire and 15 metre buffer to the Kirkstall Mill Goit. Mitigation will be required to protect and enhance the excluded 20 metre and 15 metre buffers to the River Aire and Kirkstall Mill Goit - including planting with native small trees and shrubs and measures to deter public access which would disturb otters, and to minimise light spillage onto River Aire and Goit. And retain the otter lying up site or provide alternative habitat under a Natural England, European Protected Species License. Note - works to the adjacent weir are proposed for a fish pass (led by the Aire Rivers Trust and supported by LCC) and there may be a requirement for a financial contribution towards this or the maintenance of this feature.

**Natural England:**

**Education**

**Drainage/Water/Flooding**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4092

Site Name: St Annes Mills

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

Conclusion summary:

Current employment site that has been highlighted as necessary to retain.

Site Capacity (dwellings units):

28

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4094

Site Name: South of Fearnville Place

**Site Details**

Northing:	435705	Area sq m:	75319.00	Ward	Gipton and Harehills
Easting:	434115	Area Ha:	7.5319	HMCA:	North

**Site Characteristics**

Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility  
 Existing Use 2: Recreation & Leisure - Allotment and city farm  
 Existing Use 3:  
 Neighbouring Use 1: Recreation & Leisure - Outdoor amenity & open space  
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility  
 Neighbouring Use 3: Residential - Dwellings  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2507.95	Distance to bus stop (metres)	120.22
Nearest Railway Station	Cross Gates	Bus Stop ID	3925
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.48
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	82.07	Special Landscape Area - N37:	0.00
Allotments - N1A:	17.41	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4094

Site Name: South of Fearnville Place

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
34/86/93/FU	Eight 15.2m high floodlights to football pitch	31/03/1993	28/06/1994	W	15.34
H32/393/74/	Outline application to erect h arehills middle school, (site area 3.68h(9.1 acres).	03/07/1974	07/04/1975	A	42.14
H32/624/80/	Laying out of playing fields, including 10 football pitch es, 2 rugby pitches, 2 cricket pitches, 2 hockey pitches, t	28/07/1980	08/09/1980	A	82.10
34/87/93/FU	Two storey clubhouse with offices and flat, and football pitch with terracing, fence and car parking	31/03/1993	28/06/1994	W	15.34

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?  Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4094

Site Name: South of Fearnville Place

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Mostly meets criteria

Rank (1-5)

4

**Access Comments**

Access options to Fearnville Road

Rank (1-5)

4

**Local network comment**

Spare capacity in local network

Rank (1-5)

4

**Mitigation measure**

Total score

12

**Support?**

yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site based designations but this site lies across the centre of the Wyke Beck Valley, a very important wildlife corridor with strong local public support. The proposed allocation includes a section of the Wyke Beck and an area of lowland mixed deciduous woodland both UK BAP priority habitats, as well as an area scrub to the north west. The Wyke Beck is one of the most important sites in Leeds for Wwhite-clawed Crayfish, a UK protected species, with records adjacent to the proposed allocation as recently at 2009. The site also supports house sparrow and song thrush two Red List Birds of Conservation Concern. Bats will also use the corridor for feeding with 6 recorded roosts within 500m.

**Boundary Amendment**

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/4094 in order to provide a minimum 100 metre buffer to the Wyke Beck wildlife corridor, and retain scrub habitat to the north-west together with a connecting area to be enhanced. Mitigation will be required to protect and enhance the excluded 100 metre buffer with the Wyke Beck and northern excluded areas - through consideration to controlled public access and habitat enhancements including ponds and planting small trees and shrubs.

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

**Environment Agency Constraints:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4094

Site Name: South of Fearnville Place

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Site Ref: 4094**

**Site Name: South of Fearnville Place**

## Conclusion of Assessment

**Conclusion summary:**

Designated greenspace (N1) and allotments (N1A) on the existing UDP. Even if some of this wider green space were necessary for housing this site is poorly situated and would encroach greatly into its corridor function. Site boundary includes stretch of Wyke beck itself. See also greenspace section, page 36, question G20.

**Site Capacity (dwellings units):**

198

**Floorspace sq m (Non residential):**

0

**Residential Conclusion:**

Red

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

**Site Ref: CF5M024      Site Name: Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU**

**Site Details**

Northing: 439042      Area sq m: 46973.90      Ward: Adel and Wharfedale  
 Easting: 427086      Area Ha: 4.69739      HMCA: North

**Site Characteristics**

Land Use

Existing Use 1: Community Services  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2666.71	Distance to bus stop (metres)	205.29
Nearest Railway Station	Horsforth	Bus Stop ID	5222
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

**Natural Resources and waste DPD (if applicable)**

Within Minerals Safeguarding Site?: No      Within 100m of Minerals Safeguarding Site?: No

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H26/482/76/	Temporary, until 1990, prefabricated office units to office premises.	28/05/1976	16/08/1976	A	92.43
26/22/05/FU	Replacement 1.5m high boundary fence to otley road boundary of offices	06/01/2005	03/03/2005	A	93.04
H26/35/88/	First floor prefabricated office unit with 2 staircases to office. (this item	27/01/1988	15/02/1988	A	93.18
H26/1165/78/	Alterations, to form new pipe work, to roof of government offices.	15/12/1978	12/01/1979	W	92.43
H26/399/84/	Outline application to demolish existing office buildings and erect offices, with car parking and landscaping	18/10/1984	07/01/1985	A	93.04
26/246/97/FU	Alterations and new path and replacement windows to 2 office units and new canopy to 1 office unit	15/07/1997	02/09/1997	A	92.41
26/162/93/FU	Refurbishment of 2 storey prefabricated office unit	02/06/1993	26/07/1993	A	93.60
H26/292/75/	Alterations and extension, to form additional offices and soil loading bay, to government building.	08/04/1975	12/05/1975	A	92.43
H26/512/76/	Alterations, to form fume cupboard and ventilation system, to laboratory premises.	08/06/1976	26/07/1976	A	92.43
H26/332/78/	Laying out of enlarged car park, for 18 cars, to offices. (this item appears for information only, being	12/04/1978	08/05/1978	A	92.43
H26/56/89/	Alterations to offices to form computer suite and alterations to garage and office to form office, to offices.	03/02/1989	03/04/1989	A	92.98
H26/19/88/	Alterations and extensions, to form staff library and cloak room, to office. (this item	18/01/1988	15/02/1988	A	93.34

**Green Belt assessment - only completed where site is within Green Belt**

**Check the unrestricted sprawl of large built up areas**

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings?       Are these in agricultural use?

Overall countryside Encroachment Conclusion

**Preserve the setting and special character of historic towns**

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

**Greenbelt Assessment Conclusion:**

**Conformity with Core Strategy**

Main Urban Area <input type="checkbox"/>	Main Urban Area Extension <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Major Settlement <input type="checkbox"/>	Major Settlement Extension <input type="checkbox"/>	Greenfield <input type="checkbox"/>
Smaller Settlement <input type="checkbox"/>	Smaller Settlement Extension <input type="checkbox"/>	Mixed <input type="checkbox"/>
Villages/Rural <input type="checkbox"/>	Village/Rural Extension <input type="checkbox"/>	
Development unrelated to existing development <input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

East Leeds

**SHLAA Conclusions**

Availability: Suitability: Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

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

Rank (1-5)

3

**Access Comments**

Existing accesses suitable, Adel Lane access needs improved visibility

Rank (1-5)

5

**Local network comment**

Local congestion concern over Adel Lane traffic use

Rank (1-5)

3

**Mitigation measure**

Traffic calming on Adel Lane and footway improvements, crossing and cycle link on A661

Total score

11

**Support?**

Yes with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities**

Gas:

Site Ref: CF5M024

Site Name: Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Gypsy Traveller Site Assessment**

<b>Could site be effectively managed</b>	Yes	No	Maybe
	(Text)		
<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
	(Text)		
<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Uses requested - Housing, Retail, Other (Car Showroom / Hotel). Same site as SHLAA Ref 1033, principle for housing acceptable.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

**Site Ref: CFSM024**

**Site Name: Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU**

**Residential Conclusion:**

Green

**Retail Conclusion:**

Red

**Employment Conclusion:**