

Site Assessment

LCC Depot, Henshaw Lane, Yeadon

Site Plan ref: n/a

SHLAA ref: 5251

Site Details

Easting	420630	Northing	440568	Site area ha	1.49	SP7	Major Settlement Infill
HMCA	Aireborough			Ward	Guiselay and Rawdon		

Site Characteristics

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

On-site land uses

Vehicle Storage

Storage

Depot

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

Council depot. Currently use for waste, environmental action and highways services. Waste to be relocating off the site within the next 6 months, with a desire to relocate the other services in the future. Located within the built up area.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Guiselay
Nearest train station distance (m)	2417.66
Nearest bus stop	11710
Nearest bus stop distance (m)	126.33

Agricultural classification

Grade	Percent
Urban	100

Site Assessment

LCC Depot, Henshaw Lane, Yeadon

Site Plan ref: n/a

SHLAA ref: 5251

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Access to PT, Local services, Health, Employment and Education in line with CS

Rank (1-5)

5

Access comments

Potential access points on Focus Way and Henshaw Avenue

5

Local network comments

Cumulative impact on peak hours congestion

3

Mitigation measures

None identified at this stage. But would need to contribute to mitigation measures of cumulative impact.

Total score

13

Highways site support

Yes

Contingent on other sites

No

Highways England

Impact	Network Status

Network Rail

--

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported with mitigation
Supported with mitigation (Amber) - Site Requirement "Tree and shrub planting required to connect Leeds Habitat Network from north-west of the	

Site Assessment

LCC Depot, Henshaw Lane, Yeadon

Site Plan ref: n/a

SHLAA ref: 5251

site to the east of the site." Small population of Great Crested Newts recorded to the east of the site.

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Brownfield site currently in use as council depot for waste, environmental action and highways services. If these were to relocate to suitable alternative locations, this site would be suitable for residential development as it would relate well to existing residential development to the north and identified site HG1-12 to the east. However, alternative sites for all of these uses have not been identified and so there is no certainty about the future availability of this site.