



Leeds
CITY COUNCIL

Site Allocations Plan

Revised Submission Draft
Background Paper

Leeds Local Plan
Development Plan Document
January 2018



1 Background

- 1.1 The Site Allocations Plan (SAP) was submitted to the Secretary of State in May 2017 (**CD1/1**) and two Inspectors have been appointed to examine the Plan. This Examination is ongoing following stage 1 hearing sessions in relation to Employment Land, Green Space, Retail and accommodation for Gypsies, Travellers and Travelling Showpeople in October 2017. Stage 2 will consider Housing and Mixed Use allocations as well as all other matters not examined during Stage 1 including compliance with the Core Strategy, legal compliance and Duty to cooperate. This is confirmed in the Inspector's Supplementary Guidance Note (Stage 1)¹.
- 1.2 This Background Paper sets out the methodology and supporting evidence for amending Submission draft allocations previously proposed for housing and /or mixed use and/or safeguarded land and instead designating them as broad locations for growth (Broad Locations) in accordance with paragraphs 47 and 85 of the NPPF on the identification of land for housing and for safeguarded land respectively.
- 1.3 In light of the likely downward trajectory of housing requirement (as identified in the DCLG consultation document "Planning for the right homes in the right places" an amended approach to identify and designate Broad Locations is now required so as to ensure no unnecessary release of Green Belt sites in the Plan.
- 1.4 Chronology of events:
 - a) The Site Allocations Plan identifies and allocates sites to meet the Core Strategy housing requirement of 66,000 and was submitted in May 2017 as being a sound plan on this basis.
 - b) The Inspector's issued Further Questions to the Council in relation to the Selective Review of the Core Strategy (**EX6**) in September 2017 asking the Council to set out a position statement which sets out the reasons for the continued advancement of the SAP concurrent with the selective review of the Core Strategy, having regard to soundness considerations. The initial outputs of the SHMA 2017 pointed to a lower Objectively Assessed Need (OAN) figure for a revised plan period between 1st April 2017 and 31st March 2033.
 - c) The Council's response (**EX6a** 8th September 2017) provided a position statement and outlined why progression of the SAP concurrent with the Core Strategy Review was considered necessary.

¹ <http://www.hwa.uk.com/site/wp-content/uploads/2017/05/LEEDS-Supplementary-Guidance-Note-Stage-1Final.pdf>

- d) The Inspectors offered the opportunity for responses from other parties to be given to **EX6a** and 19 statements were received – these are documents R1 to R19 on Examination Documents List²
- e) The Department of Communities and Local Government (DCLG) consultation published on 14th September 2017, *‘Planning for the right homes in the right places’ incorporates a ‘standardised methodology’*, suggesting that the housing need in Leeds is to reduce to circa 42,000.
- f) As a result of this, the Council wrote to the Inspectors asking for time to enable further technical work to be undertaken, which takes account of a greater likelihood of a downward housing target trajectory – document **EX10** and **EX10a** on the examination webpage. Also **Appendix 1** to this Background Paper.
- g) The Inspectors responded to this on 2nd October 2017 (**EX11**) agreeing to additional technical work being carried out and for Housing to be examined as Stage 2 of the hearing sessions.

2 The Submission Draft Plan

- 2.1 The amount of housing land that the SAP needs to account for is the equivalent to 66,000 homes (as set out in the Core Strategy Policy SP6). The SAP was submitted on the basis that it provided land for 67,817 homes (an overall surplus of 1,817 homes based on the status of sites at 1st April 2016). This land was made up of:
- Identified sites:
 - Leeds Unitary Development Plan allocated housing sites which have yet to be delivered – categorised as “identified sites” under SAP Policy HG1 and carried forward in the SAP
 - Unimplemented sites with planning permission for housing (or where permission had recently expired but the sites remained suitable for housing) – categorised as “identified sites” under SAP Policy HG1
 - New allocations for housing – categorised as “allocated sites” under SAP Policy HG2
- 2.2 On 12th September 2017 the Council updated the Inspector with the planning status of sites at 1st April 2017 (**EX8**). The result of the calculations increases the overall surplus of potential delivery against Core Strategy Policy SP6 from 1,817 to 3,297 units. This update included the changed status (from safeguarded land to sites with permission) of land where permission was allowed on appeal at Grove Road, Boston Spa; Leeds Road, Collingham; Bradford Road, East Ardsley and Sandgate Drive, Kippax.
- 2.3 Further changes to the status of UDP Protected Areas of Search (PAS) is necessary to reflect the Local Planning Authority’s decision to grant planning

² <http://www.hwa.uk.com/projects/leeds-site-allocations-plan-examination/>

permission on land at Low Moor Side, Farnley for 130 homes before the submission of the SAP. This increases the overall surplus of potential delivery against Core Strategy Policy SP6 from 3,297 to 3,426 units i.e. 69,426 units. This is a buffer of 5% which provides for flexibility and choice.

- 2.4 Incorporated within these figures are homes identified and allocated in the Adopted Aire Valley Leeds Area Action Plan (2017) which lies within four Housing Market Characteristic Areas (City Centre, East, Inner and Outer South).
- 2.5 When the Council submitted the SAP to the Secretary of State for independent Examination it was of the view that the Green Belt release for 12,385 homes was sound and appropriate. This was on the basis that: it was needed to ensure that opportunities for new homes existed throughout Leeds; there was not enough brownfield land to meet housing needs in all communities and where brownfield land was in good supply (e.g. in the City Centre and inner area) there was already a commitment to over-deliver the supply of homes.

3 Justification of Broad Locations

- 3.1 The Council recognises that Government places particular value on the Green Belt. Paragraph 83 of the NPPF notes that *“once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan”*. The Housing White Paper (February 2017) notes that *“authorities should amend Green Belt boundaries only when they can demonstrate that they have examined fully all other reasonable options for meeting their identified development requirements”*. Whilst the Council remains of the view that the strategy and the site allocations as submitted to the Secretary of State remain sound it recognises a need to consider the changed circumstances brought about by the release of housing figures for Leeds in the Government consultation on housing need. It is noted that all the sites earmarked for release through the SAP are considered by the Council to be sound and suitable for housing.
- 3.2 The Council has considered the means by which the SAP may be advanced through Examination whilst ensuring that its Adoption does not release Green Belt for housing that may not be needed following a review of the housing requirement. The means to do this is via flexibility when identifying and assessing potentially suitable housing land. As noted in paragraph 2.1 above the submission draft SAP categorises two sorts of specific site allocation to meet the Core Strategy needs of 66,000 homes i.e. “identified” and “allocated” sites. The Council now proposes to identify a third category of site, namely “Broad Locations”.
- 3.3 The identification of broad locations is considered to form a reasonable option for progressing the SAP in order to meet identified development requirements (as set out in the Core Strategy) whilst also having regard to the future trajectory of housing growth signalled by the DCLG housing needs consultation. Sites identified as Broad Locations will form a pool of sites which will remain within the Green Belt as identified locations for growth in the latter part of the plan-period. When a revised housing requirement is adopted in the

Core Strategy Selective Review (CSSR), the SAP can be immediately reviewed to determine whether the allocations therein provide sufficient land to meet the CSSR targets for the new plan period 2017 to 2033. Any additional land required (for housing allocations during the plan-period and safeguarded land beyond the plan period) can be sourced from the Broad Locations and only at that time be released from the Green Belt if needed.

- 3.4 A “Broad Location” is intended to allow local authorities the capability of applying flexibility when identifying and assessing potentially suitable housing land without specifically identifying and allocating such land. The NPPF supports this approach and states in paragraph 47:

‘To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and*
- set out their own approach to housing density to reflect local circumstances.’ (our emphasis)*

- 3.5 The SAP could have identified Broad Locations from the start but given the desire for the Council to take the difficult decisions on amending the Green Belt boundary in a responsible and plan-led manner it was not considered that postponing decisions on Green Belt release was in the best interests of local communities at the time. However, the wider context has now changed and with the likelihood of lower housing numbers (signposted by the Government’s consultation on housing need) a responsible and plan-led approach looks different now to what it did four years ago.

- 3.6 There is no glossary definition of a broad location of growth in the NPPF. The Council’s recommended approach to categorising broad locations is to identify specific locations with a defined boundary with a range of smaller and larger broad sites/locations. This is considered to be entirely in line with the Planning Practice Guidance (PPG). The PPG refers to sites and broad locations in an interchangeable manner throughout section 3 on “housing and economic land

availability assessment". The PPG specifically notes:

'What site/broad location size should be considered for assessment?
Plan makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. The assessment should consider all sites and broad locations capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above. (Section 3 ¶10)

- 3.7 The PPG also notes that plan makers should assess potential sites and broad locations via detailed site surveys which includes "site size, boundaries, and location" (Section 3 ¶16).

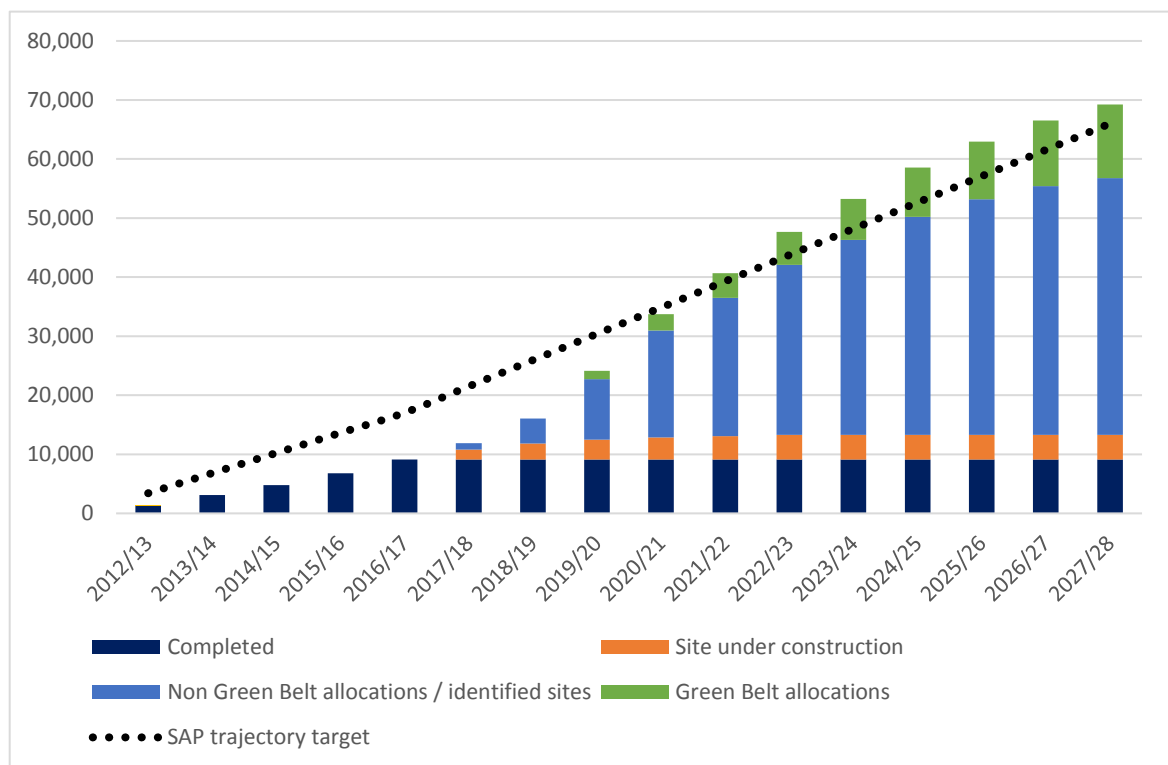
4 The Site Allocations Plan Housing Trajectory

- 4.1 National guidance (NPPF paragraph 47) requires that specific sites are identified for years 1 to 5 of a plan with Broad Locations identified for years 6 to 15. The SAP is a 16 year plan period which began on 1st April 2012 and runs until 31st March 2028 i.e. the Council is currently at year 6 of the plan period trajectory. Whilst the NPPF only requires specific allocated sites for years 1 to 5 (2012/23 to 2016/17) and allows Broad Locations thereafter, it equally requires a plan to ensure a five year housing land supply upon Adoption (i.e. 2018/19 to 2022/23). In light of this the City Council needs to identify specific housing allocations on Adoption of the SAP so as to maintain a five year housing land supply i.e. up to 2022/23. Beyond this time (i.e. 2023/24 to 2027/28) the Council considers that Broad Locations in line with the NPPF can be identified.
- 4.2 Figure 1 sets out a revised housing trajectory for the SAP and shows how the 69,426 homes can be delivered by the end of the plan period against a trajectory for 66,000 apportioned annually in line with the overall Core Strategy plan-target. The graph shows cumulative performance of a variety of sources as follows:
- Homes delivered or under construction (totalling 13,272 homes)
 - Non-green belt allocations / identified sites (currently totalling 43,769 homes)
 - Green Belt allocations for the SAP (currently totalling 12,385 homes)
- 4.3 The trajectory reflects the status of recent UDP PAS sites allowed on appeal. A key thrust of this approach is also to identify those sources of supply that are able to come forward sooner so as to relieve pressure on Green Belt releases. To that end, some sites originally phased in later phases of the plan have been brought forward to Phase 1 to secure a larger pool of suitable non-Green Belt sites.
- 4.4 This trajectory shows that in line with the delivery assumptions in the SHLAA (**EB8/4**) there is anticipated to be sufficient housing land in place to enable the delivery of the required number of homes (some 47,643 homes) by 2022/23. The figure shows how the individual components of housing supply work

together to support the SAP trajectory. Not all sources of housing land will perform at the same rate but by 2022/23 there will be an estimated contribution of 5,598 homes on Green Belt land, so as to support the trajectory.

- 4.5 Whilst the total contribution from all of the individual components of land supply is marginally above the trajectory by 5% (i.e. the bar at year 2022/23 is above the dotted trajectory line) this is necessary to ensure that the flexibilities of choice and competition required by ¶47 of the NPPF are in place.

Figure 1: Housing Trajectory for the Site Allocations Plan (derived from SHLAA Update 2017)



- 4.6 Understanding that 5,598 homes on Green Belt land is necessary to meet Core Strategy targets by 2022/23 is helpful to determining the level of Green Belt release necessary to ensure that the SAP is considered by the Inspectors to be sound and in line with national guidance and the Core Strategy. An element of Green Belt release is also considered necessary to help demonstrate a 5 year housing land supply on Adoption of the SAP. To that end, the remainder of the proposed Green Belt allocations will be designated as Broad Locations i.e. land for 6,787 homes.

5 Contribution to the housing trajectory by individual HMCAs

- 5.1 The Green Belt release in the SAP is spread amongst 9 Housing Market Characteristic Areas (HMCAs) (there is no Green Belt in City Centre and Inner HMCAs) so as to ensure that all parts of Leeds have the opportunities for new homes for local people. The release is supported by the synthesis of a number of technical assessments which support the Submission Draft of the SAP,

including: Green Belt assessment, overall site assessment including infrastructure considerations, (including highways modelling and public transport accessibility and school places), and the Sustainability Appraisal. Individual site assessments provide a comprehensive summary of this technical work.

- 5.2 Green Belt release has been assessed comparatively within each HMCA in line with Policy SP7 of the Core Strategy. In order to ensure that HMCAs continue to provide housing opportunities to meet local needs as set out in the Core Strategy it is proposed that each HMCA make a pro rata contribution towards the 5,598 homes that are needed on Green Belt and thus in total help support the maintenance of the SAPs housing trajectory. 5,598 homes is 45.2% of the total Green Belt release currently proposed in the SAP. The table below reflects what this equates to per HMCA.

Table 1: Site Allocations Plan target per HMCA and number of homes needed to remain in each HMCA

HMCA	Target	Submission SAP Housing Allocations on current UDP Green Belt	45.2% target of Green Belt land to remain as housing allocation	54.8% target of GB to be re-designated as Broad Locations
Aireborough	2,300	972	439	533
City Centre	10,200	0	0	0
East	11,400	245	111	134
Inner	10,000	0	0	0
North	6,000	1365	617	748
Outer North East	5,000	1974	892	1082
Outer North West	2,000	152	69	83
Outer South	2,600	1634	739	895
Outer South East	4,600	2595	1173	1422
Outer South West	7,200	2456	1110	1346
Outer West	4,700	992	448	544
Total	66,000	12,385	5,598	6,787

- 5.3 As table 1 above shows, by taking this approach, the City Council is proposing not to release land from the Green Belt for 6,787 homes. This means that over half of the Green Belt land originally earmarked for housing will now remain in the Green Belt as a Broad Location.

6 Methodology for site selection

- 6.1 The methodology has entailed taking the resulting HMCA targets for Green Belt land to remain as housing allocations and targets for Broad Locations. The majority of the HMCAs are broadly in line with these targets and this approach (as is the case in the Submission Draft Plan approach to HMCA targets) as detailed in **Appendix 3**. It should be noted that inevitably due to site capacities, a consistent approach to comparatively assessing sites and

other factors it will not always be possible (nor desirable for good planning reasons) to meet the targets exactly.

6.2 It should be noted that all Submission Draft proposed housing allocations were (and remain) considered sound and available, suitable and achievable for housing. The process of determining which allocations within UDP Green Belt should remain as allocations, and which should be a Broad Location, within the Green Belt for subsequent review has therefore been a comparable exercise.

6.3 The methodology for site selection of broad locations has been to make use of the existing approach and technical work which underpins the SAP (as set out in the Housing Background Paper **CD1/34**, the Green Belt Background Paper **CD1/31**, Site Assessments **CD1/38** and the Sustainability Appraisal **CD1/17**), as follows:

- Phasing **CD1/34**

- some Green Belt sites are in Phase 1 for reasons of regeneration priority and the principle that such releases are necessary to stimulate local markets remains
- some sites are in Phase 1 because they are of such a scale that they would need to start early in order to ensure that they build out by the end of the plan-period. On its own terms this is not considered to be a compelling argument to retain the release of sites from the Green Belt and other assessments (below) are considered
- phasing of sites in Phase 3 denotes that the sites are less well connected to the main settlements and therefore not sequentially preferable for release

- Green Belt assessment **CD1/31**

- This establishes which sites would be least damaging to the purposes and integrity of the overall Green Belt. It does not score sites on Green Belt merits but enables a comparative assessment of a sites current purposes towards Green Belt and any harm that may arise from a housing allocation.

- Site Assessments **CD1/38**

- These summarise the outcomes of the overall assessment, including the Green Belt Review alongside other relevant technical work such as highways and public transport assessments as well as a sites compliance with the Core Strategy spatial strategy e.g. settlement hierarchy.

- Sustainability Appraisal **CD1/17**

- This establishes the wider sustainability merits and/or disbenefits that may need to be mitigated for individual sites. It scores sites against a selection of 22 social, economic and environmental criteria. It does not score sites overall but enables a comparative assessment of a sites sustainability credentials

6.4 In some instances a consistent application of this approach is not possible and there are some notable exceptions. Some large scale sites support delivery

of infrastructure (e.g. new road improvements or on-site schools) by virtue of either their scale and/or the need to mitigate adverse impacts of development. These have been re-assessed specifically to understand whether, in line with attaining the targets for allocations and Broad Locations set out above, they can be reduced in scale where this is seen as the best planning outcome for an HMCA.

7 Outcome of the re-assessment of Submission Draft housing allocations within UDP Green Belt

7.1 The outcomes of these re-assessments are summarised in **Appendix 2** alongside the conclusions for each site as to whether it should remain unchanged as a housing allocation or change designation to a Broad Location.

7.2 The outcomes of the re-assessment have been subject to a Sustainability Appraisal. See Sustainability Appraisal Addendum (January 2018).

8 Phasing

8.1 Given that the SAP is being amended to provide for sufficient Green Belt land to be released to achieve the Plan's trajectory by 2022/23 there will also be a need to make some changes to the phasing of sites in the Submission plan.

8.2 This will ensure that the non-Green Belt housing allocations can all make a contribution to the housing trajectory immediately, and thus lower the quantum of Green Belt land to be released. All specific sites, to remain allocated in the Plan under Policy HG2, will now be proposed to be Phase 1 sites. Whilst this differs from the approach set out in the Submission Draft Plan this is in effect a necessary and inevitable outcome. The SAP phasing does not place a timed release upon sites, rather (in line with the Core Strategy Policy H1) it sets out that the 5 year housing land supply provides the mechanism to releasing future phases. By ensuring that sites are all brought forward in Phase 1 now the Council can be in a better position to achieve a 5 year land supply upon adoption of the SAP. The sites affected by this are listed in **Appendix 4**.

9 Safeguarded Land

9.1 The Council also needs to have regard to paragraph 85 of the NPPF and the advice that *"where necessary [local authorities should] identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period"*. The Core Strategy sets out a need for 10% of the housing requirement to be established as safeguarded land (i.e. 6,600 in the Submission Draft Plan). The Submission Draft Plan designated such land as follows:

- the designation of some existing UDP Protected Areas of Search as Safeguarded Land for long term development needs (including for housing and employment) where these were considered to be less

sustainable compared to Green Belt releases (equivalent of 5,383 homes)

- the designation of new Safeguarded Land from the Green Belt (equivalent to 1,380 homes)

9.2 Consistent with ensuring that Green Belt boundaries will be examined in a future Review of the SAP it is considered that there is no longer a need for the specific designation of Safeguarded Land from the current UDP Green Belt at this time. Instead, it is proposed that the identification of broad locations in the Green Belt include additional potential for future safeguarded land releases beyond the plan period should these be required following adoption of the Core Strategy Selective Review. The 19 safeguarded sites which are existing UDP Protected Areas of Search (PAS) are not Green Belt land and are retained as safeguarded land. HG3-5 Old Pool Bank, Pool-in-Wharfedale comprises PAS and Green Belt land. The site boundary has been revised to retain the PAS area (with a new reference number HG3-6) and revise the safeguarded land designation to a Broad Location.

9.3 To that end, the amount of land to be designated as Broad Locations will include land for 6,454 homes, previously allocated for housing and land for 1,380 homes (or employment) previously designated for safeguarded land as set out at **Appendix 5**. Hence the total capacity of sites within Broad Locations equates to 7,834 homes.

9.4 Sites within Broad Locations that were previously proposed housing allocations in the Submission Draft Plan remain sequentially preferable for designation as safeguarded land than previous safeguarded land designations within UDP Green Belt, should this be required at plan review.

10 Conclusions

10.1 Amendments to the Submission Draft Site Allocations Plan are recommended so that land for 7,834 homes (across 43 sites) will remain in the Green Belt as Broad Locations. This comprises land for 6,454 homes, previously identified as 33 individual proposed housing allocations and land for up to 1,380 homes previously identified as 10 individual proposed safeguarded sites for development beyond 2028. These 43 sites will remain in Green Belt with the full weight of national and local Green Belt protection.

10.2 In due course, once the Core Strategy Selective Review sets a revised housing requirement the need or otherwise for Broad Locations to be released from the Green Belt can be considered through a future review of the Site Allocations Plan. This revised approach is considered necessary to ensure continued good progress on plan-making, to provide a strategy for housing to meet local needs for homes across the City, to ensure that the Council has a defensible five year land supply upon Adoption of the Site Allocations Plan and to provide a responsible and prudent response to the Government's recent consultation on housing needs.

10.3 The methodology for designating sites as Broad Locations responsibly reflects the recent Government consultation and new evidence therein, and will ensure

that Leeds has a SAP in place as quickly as practicable to provide certainty for investors and communities as part of a plan-led approach. It ensures a practicable approach to protection of the Leeds Green Belt and so as to ensure that the Local Plan is up to date. A revised approach was agreed by members as the most preferable against alternatives (withdrawal of the Plan or continuation with no change).

11 Consequent changes to other Submission Draft Background Papers

- 11.1 Rather than make changes to all of the relevant Submission Draft Background papers to reflect the incorporation of Broad Locations in addition to identified sites and new allocations to meet the overall housing requirement, this Background Paper should be read as an addendum to these, in particular the Housing Background Paper (CD1/34) and the Green Belt Review Background Paper (CD1/31). Consequent changes to other Background Papers are:

Duty to Co-operate Background Paper (CD1/28)

- 11.2 Continuous engagement with prescribed bodies under the Duty to Cooperate is underway to consider any wider implications of the proposals set out in this paper
- 11.3 All relevant prescribed bodies have been notified in December 2017 of the revisions endorsed by the Council's Executive Board so that any comments may be addressed at the meeting of Full Council in January 2018. The Duty to Co-operate schedule will be updated to take account of comments received from this and other engagement.

Infrastructure Background paper (CD1/35)

- 11.4 Update on Transport Modelling: The proposed changes to the SAP do not at this stage remove the need to assess the combined impact of all the sites in the Plan, including those in broad locations, as to remain compliant with the Core Strategy all sites could potentially be delivered. Therefore no update to the transport modelling has been undertaken to assess the situation with a smaller volume of house building. Ultimately this position will be revisited when the SAP is revised following the Core Strategy revision.

Update on schools provision:

- 11.5 The proposed broad location changes have prompted the need for a review of school provision requirements within the HMCAs affected. This work involved an assessment of continuing need for any existing school site requirements based on the level of reduction in estimated pupil yield occurring as a result of a proposed reduction in housing capacity. Consideration was also given to proposed broad location sites that have school site requirements placed on them, in particular, whether or not the site requirement was in place solely to meet demand arising from the site itself or to meet the need from a number of sites. This work has resulted in the following proposed changes:

- - The school site allocation on proposed broad location, HG2-41 (South of A65 Horsforth) is no longer needed as the requirement was only in place to meet the estimated pupil yield from the site itself.
- - Due to the proposed reduced housing allocations in the Outer South and Aireborough HMCAs, the school site requirements on HG5-7 (Hope Farm, Wakefield Rd, Rothwell) and HG2-5 (Coach Road, Guiseley) are no longer required. This is due to the identification of sufficient alternative options to meet the proposed reduced level of school place demand in both areas, within the existing school estate.
- - Site HG2-145 (Bradford Road, Gildersome) is proposed as a broad location (BL1-25) and in the Submission draft plan has a primary school site requirement placed on the proposed allocation. This school requirement was in place to meet demand from HG2-145 itself and a number of other SAP allocations in the surrounding area, and is still required to provide a suitable option to help manage potential future demand from these other unaffected sites. Land within the former boundary of HG2-145 is to be allocated as a school allocation (reference HG5-9) to enable the future extension of the adjacent Birchfield Primary School.
- - The retention of parts of sites MX2-39 (Parlington) and HG2-124 (Stourton Grange, Garforth) for housing allocation are still likely to yield enough primary pupil demand from the revised housing capacity to warrant new on-site school provision. The school site requirement will be retained on both sites. A 2FE primary school requirement for revised MX2-39 will be sufficient to meet the overall requirement for both the allocation and broad location in the event that the broad location is allocated in the future. For revised HG2-124, the allocation would generate a 2FE primary school requirement and in the event the broad location comes forward for allocation this would require a further 2FE of primary provision. For secondary schools, MX2-39 and HG2-124 each generate demand for 4FE provision. The approach to delivery of the secondary provision will be guided by the timescales and order of delivery of MX2-9 and HG2-124.

11.6 For the sites proposed to be retained as safeguarded land, the school requirements identified in the Schools Background Paper are retained either due to the high individual site capacities or due to the isolated locations relative to existing schools provision.

Heritage Background Paper (CD1/33)

11.7 No changes are proposed as a result of the Broad Locations work. Some of the sites within the Background Paper CD1/33 are now proposed as Broad Locations rather than allocations. The heritage assessments remain relevant evidence for future consideration of broad locations in a plan review.

Site Assessments (CD1/38)

11.8 Revised site assessments have been completed for the 2 sites which are proposed to be part retained as allocations and part designated as broad

locations – sites HG1-124, BL1-40 East of Garforth and MX2-39, BL1-42 Parlington. These are appended to this background paper as Appendix 6.

Sustainability Appraisal (CD1/17)

- 11.9 An addendum to CD1/17 has been produced; Sustainability Appraisal Addendum 1 January 2018. This appraises the Broad Locations and the Broad Locations Policy.

List of Appendices:

- Appendix 1: EX10 and 10a Council letter and note to Inspectors 29th September 2017
- Appendix 2: Re-assessment of Submission Draft Housing Allocations within UDP Green Belt to determine Broad Locations.
- Appendix 3: Targets for Broad Locations in each HMCA
- Appendix 4: Non Green Belt Housing Allocations in Submission Draft Plan proposed to be changed from Phase 2 or 3 to Phase 1
- Appendix 5: Submission Draft Safeguarded Land sites to be designated as Broad Locations
- Appendix 6: Site Assessments: sites HG1-24, BL1-40 East of Garforth and MX2-39, BL1-42 Parlington.



Ms Sherratt and Ms Gibbons
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29th September 2017

Dear Ms Sherratt and Ms Gibbons

Leeds Site Allocations Plan (SAP) Examination

I am writing to you to request that the Site Allocations Plan (SAP) Examination is revised so as to take account of a recent Government consultation on housing requirements which, in the Council's opinion is likely to have significant consequences for your Examination of the Plan as submitted.

As you will be aware, the Department of Communities and Local Government (DCLG) issued new consultation proposals 'Planning for the right homes in the right places' on 14th September. As the City Council (and all other local authorities) received no prior notification of the details of these proposals, the Council has sought further clarification and advice from CLG as a matter of urgency. These discussions are ongoing and provide a basis for the City Council to fully consider the implications of the proposals.

The attached note sets out in more detail what the Council is now requesting in relation to the Examination, and why. In summary, our proposal is:

- to continue to progress the SAP, to provide much-needed certainty for residents and developers and to avoid unhelpful and speculative applications for development in the absence of an up to date development plan,
- In doing so, to apply the advice in Paragraph 47 of the NPPF, which suggests the identification of broad locations for growth only (rather than the allocation of specific sites) for later years in the Plan period. It is considered that the SAP can be modified in this way to still provide a sound planning basis for the current adopted Core Strategy housing requirement,
- To focus the replacement of allocated sites by broad locations on the most significant areas of incursion into the Green Belt, so as to re-inforce the criteria set out by Government in the Housing White Paper for demonstrating that Green Belt is only released in exceptional circumstances,



- For the Council to undertake a short period of technical work to identify the broad locations and thus the specific allocations in the Submitted Plan that would be affected, with a pause in the Examination Hearings to enable this to take place at an appropriate time,
- For other matters to proceed to be heard within the original timetabled Examination "envelope" to minimise delay and disruption to all participants,
- For the Council to commit to progress its current Core Strategy review to determine any revised housing requirements and then, assuming the SAP is found sound and adopted, to undertake an immediate partial review thereof, focused on the broad locations to identify which if any still require to be brought forward as allocated sites.

This approach would, we believe, still be sound yet would allow for flexibility, and mean that once a revised housing target is adopted through the Core Strategy Review (which is being progressed concurrently), an immediate review of the SAP could be undertaken should it be necessary, to match future allocations to the future housing requirement.

In discussion with the Programme Officer we suggest:

- Delay commencement of the main hearing sessions to commence 24th October to allow everyone to be fully informed of these changes,
- Hearing sessions to cover all aspects of the Plan other than the housing requirement/Green Belt Review, i.e. retail, employment, green space, Gypsies and Travellers and Travelling Showpeople (Matters 1, part of 2, 4, 5 6 & 7 as related to employment and retail, 8 and 9),
- Pause in hearing sessions to enable the Council to carry out further technical and consultation to allow for flexibility to reflect paragraph 47 of the NPPF in housing allocations,
- Reconvene to cover all remaining Matters/the housing allocations in February/March 2018 (subject to your availability).

I would be grateful if you could confirm the acceptability of the above summary and the attached note.

Yours sincerely



Tim Hill
Chief Planning Officer

Leeds City Council Background Note to SAP Inspectors: 29th September

1. On 21st July you issued a guidance note, which in ¶2.3 confirms that your role in the Examination of the Leeds Site Allocations Plan (SAP), is to assess the SAP against the adopted Core Strategy, as follows:

“the purpose of the Leeds SAP is to give effect to the strategic policies within the adopted Core Strategy. The examination of the soundness of the SAP is therefore limited to whether it will be effective, positively prepared, justified and consistent with national policy in achieving this purpose. For example, any consideration of whether the authority should plan for a greater or lesser amount of housing or employment land than set out in the CS is beyond the scope of this examination. These are matters to be properly considered through any review of the Local Plan.”

2. This means that you will assess the SAP against a Core Strategy housing requirement of 70,000 homes (net) between 2012 and 2028.
3. This Council submitted the Plan for independent examination in May 2017, in parallel to the progression of a selective Core Strategy Review, including a review of the housing requirement. The initial evidence base for this concluded that the revised figure would be lower than 70,000 homes between the new plan period of 2017 to 2033. This review was not considered to contradict or prejudice the need to continue with the examination of the SAP. The Council considered that it was imperative to continue with the SAP to ensure more land supply, so as to halt speculative and ad hoc development on greenfields via the operation of the Government's five year housing land supply requirements. The Council also considered that the revised plan period for the Core Strategy review would enable the Council's allocated sites to be delivered over a longer period i.e. up to 2033 without need for further release. This would therefore create certainty and security for the Green Belt in Leeds far beyond the Core Strategy plan period.
4. The evidence base of the Core Strategy Review progressed during 2017 and the Council's draft Strategic Housing Market Assessment (SHMA) objectively assessed need (in the region of 55,000 homes between 2017 and 2033) became known in August 2017. A part of this assessment involved the Council deploying, what it believed to be, the Government's new standardised method of housing assessment (at the time known as the Local Plan Expert Group method).
5. You raised further questions with the Council regarding the selective review of the Core Strategy on 28th August. Your concern was that with a lower housing requirement trajectory there was potential for the SAP to release land from the Green Belt which may not be needed once the Core Strategy Review concluded. The Council's response on 8th September was that the Core Strategy Review and the objectively assessed need was considered to be minor and broadly contextual in respect to the SAP at this stage. The Council pointed out that the objectively assessed need could be higher when it was translated into a housing requirement in a revised Plan (e.g. through the addition of backlog against previous years Core Strategy targets) and that there could be no certainty on the precise implications at that stage. The Council's original contention – that a change in plan period between Core Strategy and Core Strategy Review would create an additional 5

years' worth of need which could be satisfied from any surplus SAP allocations remained. You invited third party comments on the Council's response with a deadline of 29th September.

6. On 14th September 2017 the Department for Communities and Local Government published a consultation, "Putting the right homes in the right places", setting out a number of proposals to reform the planning system to increase the supply of new homes and increase local authority capacity to manage growth. This followed on from announcements in the Housing White Paper to amend the methodology for objectively assessed need. The consultation closes in November and is timetabled to report in March 2018. It includes a "Housing need consultation data table", which sets out the housing need for each local planning authority using the Government's proposed method, how many homes every place in the country is currently planning for, and, where available, how many homes they believe they need. For Leeds the consultation figure is 2,649 homes per annum (equating to 42,000 for a plan period). This is on the basis of a different methodology from the LPEG.

Core Strategy Review

7. The Council have concluded that the CLG consultation, and the prospects of a much lower housing requirement than that emerging out of the Core Strategy Review, necessitates further consideration. In planning for 'good growth' and the aspirations of the District, the Council is keen to ensure that the CLG consultation figure is considered through the Core Strategy Review process so that local people and stakeholders can participate in a Plan making process with the benefits of a wide range of evidence.
8. The Core Strategy Review is programmed for Publication Draft Consultation in December with the Council's Development Plan Panel considering draft revised policies (including a revised housing requirement) in November and the Council's Executive Board is due to consider draft revised policies in December.

Site Allocations Plan

9. Notwithstanding that the consultation expressly recognises that Plans already at Examination Stage should progress using the current approach, given the additional uncertainty created by the DCLG consultation there is a need to reconsider the Council's position with regard to your note of 28th August. Specifically:

"If the selective review were to conclude that the annual housing requirement is lower going forward than set out in the adopted CS, is there potential that land may be released from the Green Belt through the SAP to meet the requirements of the adopted CS, that may not have been necessary had the selective review concluded first?"

"If so, how is this to be addressed?"

10. Whilst the Council, at present reserves its position with regard to the likely housing requirement going forward, it is reasonable to conclude that the answer to this question in light of the CLG consultation is now potentially a "yes", and as such this will have more fundamental implications for the Plan than that envisaged by

the emerging revised OAN undertaken as part of the SHMA. Under these circumstances, and despite the Plan meeting the required Core Strategy housing target of 70,000 homes, it is prudent and responsible for the City Council to consider how the implications might be addressed, so as to ensure that the Submission draft Site Allocations Plan remains sound and that there is no needless release of Green Belt in Leeds.

11. In the Council's view and in consultation with CLG, the Council considers that it would be preferable to continue with the Site Allocations Plan Examination, with a revised Hearing programme (see below). This is an effective and pragmatic way forward in order to provide certainty to communities and investors in Leeds and help to protect Green Belt and greenfield sites from speculative development. This approach also reflects the Government's commitment to a plan-led approach to managing housing growth and delivery.
12. The Council propose that further work is carried out urgently to ascertain whether the SAP can be progressed in line with paragraph 47 of the NPPF which states that:

To boost significantly the supply of housing local authorities should:

Identify a supply of specific developable sites or broad locations for growth, for years 6 – 10 and, where possible for years 11-15.

Implications for Hearing Sessions

13. On the basis of the above, the Council is proposing that you progress with hearing sessions on non-housing related matters initially (Stage 1) during the already programmed hearing sessions in October but to allow for the Council and participants to consider the implications of this it is recommended that the Inspector's commence hearing sessions in Week 3 of the programme rather than Week 1 to allow for all participants to be contacted and become aware of the changed approach.
14. In the Council's opinion this would mean the Inspectors can hear the following matters during Week 3 of the hearing programme in October:
 - Matter 1
 - Matter 2 – part (non-housing)
 - Matter 4
 - Matter 5, 6 & 7 – as related to Employment and Retail only
 - Matter 8
 - Matter 9
15. Following completion of Stage 1 the Council will submit a note to the Inspectors on the further work it seeks to undertake on housing and Green Belt release in line with paragraph 47 of the NPPF.
16. The hearings would then be paused to enable the Council to carry out further technical work (see section below) including a period of further consultation and sessions could reconvene in February/March 2018 (depending on the Inspector's availability) to consider housing allocations and related matters (Stage 2) as follows:

- Matters 1 & 2 - remaining
 - Matter 3
 - Matter 5, 6 & 7 – as related to Housing
17. The Council would submit the additional technical work together with any representations received in response to the consultation to the Inspectors to consider 4 weeks before the Stage 2 hearing sessions commenced.
18. It is important to note that the Council is not requesting at this stage for the Inspector to report on the SAP in 2 stages. The Council considers that the Plan can be modified to have regard to the implications of the CLG consultation and examined as a whole. This of course may be subject to the views of the Inspector and others as the hearings progress.

Additional Technical Work

19. This will identify a number of proposed Green Belt releases which the Council would instead propose to modify to broad locations meaning they would remain in the Green Belt until such a time as they were removed. In this way the Council considers that it can ensure the Plan can still be assessed as sound against the adopted Core Strategy number whilst ensuring that unnecessary Green Belt release is avoided. The Core Strategy Selective Review will be progressed and a subsequent review of the SAP can be undertaken if the revised housing number requires sites from within the broad locations to be allocated.

Communication

20. It is acknowledged that it will be necessary for the Programme Officer to write to participants of the hearing sessions to make them aware of this change, if agreed. The Council will also advertise the change on its web-site and place a note in all libraries and Council offices in the plan area and undertake any additional notifications as the Inspector directs.

Conclusion

21. This approach is considered by the Council to represent an effective means of maintaining good progress of the Site Allocations Plan which is critical to providing certainty on land allocations in the wider public interest and so as to ensure investor confidence and to confirm the drawing of a Green Belt boundary which ensures that speculative development is prevented.
22. By applying policies in paragraph 47 of the NPPF the Council considers that the approach outlined above is a practical and pragmatic way of dealing with a significant Government consultation, published without notice, only 2 weeks before the commencement of hearing sessions.
23. It is regrettable that the SAP Examination has been disrupted in this way, due to circumstances beyond the immediate control of the City Council and the Council apologises for any inconvenience this unforeseen change may have caused to participants. However, the City Council is of the view it is important to fully consider the likely impacts of the consultation specifically in relation to proposed Green Belt releases and has therefore set out a realistic and practical proposal as a solution to

keep the SAP process moving forward and a basis to enable proper consideration of these new Government proposals.

Appendix 2 Outcomes of re-assessment of UDP Green Belt housing allocations

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Aireborough (Guiseley & Rawdon / Otley & Yeadon Ward)	HG2-03	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	234	2	98%	Green Belt site which after splitting, site B relates well to the existing settlement.	Green Belt site. The site relates well to the settlement.	Neutral effects for majority of SA objectives. Positive or significant positive scores include accessibility to primary health and greenspace; and flood risk. Negative scores include ecology which can be mitigated by site requirement.	Delete HG2 housing allocation and designate as Broad Location	BL1-7	All sites in HMCA are phase 2, so there are no alternatives in sequentially preferable phases. Evidence base shows that site performs less well in Green Belt terms compared to other sites because whilst it relates well to the settlement there is no defensible boundary in Green Belt terms; thus creating a greater protrusion into land to the north of the settlement than alternative sites in the HMCA. Site therefore only required post 2022/23, pending review of CSSR and SAP, as there are sufficient sequentially preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Aireborough (Guiseley & Rawdon Ward)	HG2-01	New Birks Farm, Ings Lane, Guiseley	160	2	99%	Green Belt site. Site is well contained. Development would round off the settlement.	Green Belt site. The site relates well to the urban area and is contained by adjacent development, including the school to the north west and existing features. Residential development would round off the settlement. Built development to the west of the site constrained by flood risk. Highways mitigation measures would be required.	Neutral effects for majority of SA objectives, however a number of negative or significant negative scores including ecology, accessibility and flood risk. Can be mitigated by site requirements e.g. flood risk (identifying developable area). Positive effects on greenspace accessibility.	Retain housing allocation. Change to Phase 1.	HG2-1	All sites in HMCA are phase 2, so there are no alternatives in sequentially preferable phases. Evidence base and comparison with other sites determines that site is sequentially preferable to other Phase 2 sites.
Aireborough (Guiseley & Rawdon Ward)	HG2-02	Wills Gill, Guiseley	133	2	100%	Green Belt site. The site is well connected to the urban area. The site is located within the Conservation Area but it is considered that mitigation measures can be put in place to protect the setting and character of the Conservation Area.	Green Belt site. The site is well connected to the urban area and is contained by properties to the north.	Neutral effects for majority of SA objectives, however a number of negative or significant negative scores including built heritage (SA21). Can be mitigated by site requirement. Positive effect on flood risk.	Retain housing allocation. Change to Phase 1.	HG2-2	All sites in HMCA are phase 2, so there are no alternatives in sequentially preferable phases. Evidence base and comparison with other sites determines that site is sequentially preferable to other Phase 2 sites.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Aireborough (Guiseley & Rawdon Ward)	HG2-04	Hollins Hill and Hawkstone Avenue, Guiseley	80	2	100%	Green Belt site. Development would form an extension to the existing residential area on the eastern boundary. Proximity of Listed Building and its setting would prevent unrestricted urban sprawl.	Green Belt site. Development would form an extension to the existing residential area. The character and setting of the Listed farm building acts as a strong boundary to prevent urban sprawl.	Neutral effects for majority of SA objectives. Negative or significant negative scores include landscape and built heritage, which could be mitigated by site requirement or consideration at planning application stage. Positive scores include flood risk.	Retain housing allocation. Change to Phase 1.	HG2-4	All sites in HMCA are phase 2, so there are no alternatives in sequentially preferable phases. Evidence base and comparison with other sites determines that site is sequentially preferable to other Phase 2 sites.
Aireborough (Guiseley & Rawdon Ward)	HG2-05	Land at Coach Road, Guiseley	83	2	98%	Green Belt site. Relates well to urban area. Site boundaries follow existing tree lined field boundaries which currently provide a partial boundary that will help contain development and limit the potential that it might otherwise have had to lead to sprawl.	Green Belt site. The site relates well to the urban area. Traffic calming in Silverdale Estate would be required. Part of the site should be retained for the provision of a school.	Neutral effects for majority of SA objectives. Negative or significant negative scores, include accessibility, landscape and heritage. Positive and significant positive scores include access to education, primary health facilities and greenspace; and flood risk.	Delete HG2 housing allocation and designate as Broad Location Delete HG4 - Older persons housing / Independent Living designation Delete HG5 - School designation	BL1-8	All sites in HMCA are phase 2, so there are no alternatives in sequentially preferable phases. Evidence base shows that site performs less well in Green Belt terms compared to other sites lying to the south of the strong Green Belt boundary of Coach Road. Site is therefore only required post 2022/23, pending review of CSSR and SAP, as there are sufficient sequentially preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Aireborough (Guiseley & Rawdon Ward)	HG2-10	Gill Lane, Yeadon	155	2	100%	Green Belt site. Well contained site with strong connections to the urban area. Site performs well against the purposes of Green Belt.	Green Belt site. This site is well contained and relates well to the urban area, with no highways objections raised.	Neutral effects for majority of SA objectives. Negative or significant negative scores, include landscape and built heritage which could be mitigated by site requirements. Positive and significant positive scores include access to education, primary health facilities and greenspace; transport network and flood risk	Delete HG2 housing allocation and designate as Broad Location	BL1-9	All sites in HMCA are phase 2, so there are no alternatives in sequentially preferable phases. Whilst the site has less impact on Green Belt purposes compared to other sites the site has outstanding issues with built heritage (Historic England want reduction in the site area and capacity) and is therefore sequentially less preferable. Site is therefore only required post 2022/23, pending review of CSSR and SAP, as there are sufficient sequentially preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Aireborough (Horsforth Ward)	HG2-12	Woodlands Drive, Rawdon	25	2	100%	Green Belt site. Adjacent to residential development and industry to the north. Surrounded on two sides by development. Adjacent to conservation area. Within special landscape area but site is relatively limited and set against backdrop of existing development.	Green Belt site adjacent to residential development to the east and industry to the north despite being set away from the main urban area.	Neutral effects for majority of SA objectives. Negative or significant negative scores include access to health facilities, ecology, land stability, landscape and built heritage. Limited number of positive scores for flood risk and mineral resources.	Delete HG2 housing allocation and designate as Broad Location	BL1-12	All sites in HMCA are phase 2, so there are no alternatives in sequentially preferable phases. Evidence base shows that site has less impact on Green Belt purposes compared to other sites because it is not as well related to the existing settlement as other sites and therefore is sequentially less preferable in terms of the sustainability appraisal. It also with a special landscape area. Site is therefore only required post 2022/23, pending review of CSSR and SAP, as there are sufficient sequentially preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Aireborough(Otley & Yeadon Ward)	HG2-09	Land at Victoria Avenue, Leeds	102	2	100%	Green Belt site. Self contained between existing housing and airport runway. Development would constitute rounding off of settlement.	Green Belt site. Self contained between existing housing and airport runway. Development would constitute rounding off of settlement. A suitable access solution onto the A658 will be required to take account of the proximity of the airport runway tunnel structure, the safety of vehicles emerging from the tunnel and vehicle speed on the main road. The access solution may require land outside the site boundary.	Neutral effects for majority of SA objectives. Small number of negative or significant negative scores include ecology and built heritage, which could be mitigated by site requirements. Positive scores include access to public health facilities and greenspace; and flood risk.	Retain housing allocation. Change to Phase 1.	HG2-9	All sites in HMCA are phase 2, so there are no alternatives in sequentially preferable phases. Evidence base and comparison with other sites determines that site is sequentially preferable to other Phase 2 sites.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
East (Cross Gates and Whinmoor)	HG2-119	Red Hall Playing Offices & Playing Field	50	1	14%	Only a small part of the site is Green Belt, currently in use in relation to the nursery. Assessed on its own, its development would not be connected to the settlement, but it would only come forwards alongside the rest of the site and the ELOR as part of the East Leeds Extension, at which time it would not have a great impact against the purposes and characteristics of the Green Belt.	Majority of site is a UDP employment allocation (key business park) with a small part along the northern boundary being Green Belt. It is now contrary to national and local policy to locate offices away from city and town centres and so it is more appropriate to identify Red Hall as suitable for housing (incorporating on site greenspace provision) than for any other use. The identification of the site as suitable for an allocation is consistent with the long-standing planning principle for its development stretching back over many years. A development brief for the wider site (including HG1-284) is in the latter stages of production, which establishes key development principles.	Neutral effects for majority of SA objectives. Significant negative scoring for greenspace, however this can be mitigated through site requirements. Positive scores for flood risk.	Retain housing allocation.	HG2-119	Phase 1 sites are sequentially preferable phases. Development of site can be accommodated without incursion into the small percentage of the site that is UDP Green Belt.
East (Rothwell Ward)	HG2-174	Wood Lane – Rothwell Garden Centre	31	2	100%	See Outer South for reasoning	See Outer South for reasoning	See Outer South for reasoning	Retain housing allocation. Change to Phase 1.	HG2-174	Phase 2 sites are sequentially preferable for allocation after suitable Phase 1 sites. Site needed to maintain contribution of HMCA to overall target.
East (Temple Newsam Ward)	HG2-123	Colton Road East	14	2	57%	The site has a road frontage and is well related to the existing settlement form with minimal potential for further urban sprawl and retention of openness across Temple Newsam.	Partial Green Belt site on the edge of the Main Urban Area. The site relates well to the settlement and benefits from a tree line providing a defensible boundary. Development would	Neutral effects for majority of SA objectives. Significant negative scoring for landscape, however this can be mitigated through site requirements. Positive scores for education,	Retain housing allocation. Change to Phase 1.	HG2-123	Phase 2 sites are sequentially preferable for allocation after suitable Phase 1 sites. Site needed to maintain contribution of HMCA to overall target.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
							not set a precedent for sprawl.	health, greenspace, transport and flood risk.			
East (Temple Newsam Ward)	MX2-38	Barrowby Lane, Manston	150	2	100%	Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads) so release of the site would not set a precedent for further Green Belt sprawl.	Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads and railway) so release of the site would not set a precedent for further Green Belt sprawl. Site allocated for a mix of housing and employment, to reflect the strategically advantageous location adjacent the M1 Motorway.	Mixed scoring across SA objectives with significant negative scoring for access which can be addressed through development and site requirements. Positive scores for flood risk, contaminated land and minerals safeguarding.	Retain housing allocation. Change to Phase 1.	MX2-38	Phase 2 sites are sequentially preferable for allocation after suitable Phase 1 sites. Site needed to maintain contribution of HMCA to overall target. NB: Also contains 10 ha of employment land.
North (Adel & Wharfedale Ward)	HG2-38	Dunstarn Lane (land south), Adel LS16	68	2	100%	Strong links to urban area and would partially round off settlement - negating the risk of further sprawl. Boundary treatments would need to be well thought out as the boundaries to the south and east are poorly defined.	Green Belt site. Development of the site could be considered to 'round off' the existing built up area. Access would need to be through adjacent site HG1-74 or property needs to be acquired. Suitable in principle for residential.	This site scores generally neutral or positive on most of the SA objectives. The site scores positively in relation to Access to Primary Health Facilities, Access to Greenspace/Existing Greenspace, Flood Risk. It is noted that the site scores significantly negatively in relation to Landscape.	Retain housing allocation. Change to Phase 1.	HG2-38	Phase 2 site which is considered to be sequentially preferable for allocation after suitable Phase 1 sites have been assessed .

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
North (Alwoodley Ward)	HG2-36	Alwoodley Lane, Alwoodley, LS17	285	2	100%	Relates well to urban area. Fairly well contained site reducing impact for further sprawl. Consider strengthening boundary to west of site.	Green Belt site. Development of the site would constitute 'rounding off' of the existing settlement and is well related to the existing urban area.	This site scores generally neutral or positive on most of the SA objectives. The site scores positively in relation to Transport Network and Flood Risk, however the site scores negatively in relation to Community Participation, Access to greenspace/existing greenspace and Ecology. It is noted that the site scores significantly negative in relation to Landscaping however it is considered that the negative scores can be overcome with mitigation.	Retain housing allocation. Change to Phase 1.	HG2-36	Phase 2 site which is considered to be sequentially preferable for allocation after suitable Phase 1 sites have been assessed .
North (Horsforth Ward)	HG2-41	South of A65 from Horsforth and Rawdon RA to Crematorium	777	1	96%	A large Green Belt site. However, the site is well contained by industrial units, the Clariant site, Ring Road, Rawdon Road and natural boundaries. The site includes Low Hall (group of listed buildings) and there are a number of residential properties peppered along Calverley Lane.	Green Belt site. Large site would result in significant expansion to the area. The site boundary has been amended to incorporate additional land to the east and south to provide additional flexibility which enables development to be in the least sensitive areas of the site. The site is well contained by roads, trees and other development reducing potential for further sprawl. Development will allow infrastructure improvements including highway improvements and the provision of a new school. A comprehensive development brief for the development of a	This site scores generally neutral or positive on most of the SA objectives. The site scores positive in relation to Community Participation, Flood Risk and Transport Network. However the site scores significantly positively in relation to Access to Greenspace, Greenhouse Emissions and Local Needs. Nonetheless, it is acknowledged that the site scores significantly negatively in relation to Community Cohesion and Landscape which could be overcome by mitigation.	Delete HG2 housing allocation and designate as Broad Location Delete HG5 - School designation	BL1-14	Phase 1 sites are generally sequentially preferable for allocation. However, it is the capacity of this site rather than its specific site attributes which place it within Phase 1 . Whilst site is well contained with clearly defined boundaries and well related to the main urban area, development would result in significant expansion to the area, and exceptional circumstances are required. It is not considered necessary nor appropriate to allocate a smaller parcel of land for development as this would not bring necessary mitigation and infrastructure identified in the sustainability appraisal. Considered that the site is only required post 2022/23 as there are alternative Phase 1 / sequentially preferable Green Belt allocations within this HMCA which will help to deliver housing numbers required to meet the SAP trajectory to 2022/23.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
							new sustainable community, including consideration of the need to provide for retention of open land along the northern and eastern boundaries of the site providing for substantial landscape/planting should be developed.				
North (Horsforth Ward)	HG2-42	Broadway and Calverley Lane, Horsforth	18	2	100%	Green belt site with strong links to the urban area. Well contained site eliminating potential for further sprawl.	Green Belt site, adjoining the main urban area with strong links to Horsforth. A main road borders the site to the west, residential development to the east and the former college site/housing allocation HG2-43 to the south, so the site is well contained and development would not set a precedent for further sprawl.	This site scores generally neutral or positive in relation to most of the SA objectives; the site scores positive in relation to Access to Educational and Primary Health Facilities, Community Participation, Access to Greenspace/Existing Greenspace and Flood Risk. The site scores significantly positively in relation to Greenhouse Emissions, Transport Network and Local Needs.	Retain housing allocation. Change to Phase 1.	HG2-42	Phase 2 site which is considered to be sequentially preferable for allocation after suitable Phase 1 sites have been assessed .
North (Horsforth Ward)	HG2-43	Horsforth Campus	134	2	100%	Substantial part of the wider site is brownfield development which has recently obtained planning permission for residential use. The site (inc HG1 element) is well contained by Ring Road and natural boundaries. Consequently low potential to lead to unrestricted sprawl. Overall the site is not considered to have a significant impact on the openness and	Green Belt site. The site forms part of the curtilage of Horsforth Campus, the brownfield element of the campus has planning permission. The site is well connected to the existing area with a wide range of local services and facilities. The site is well contained by the Ring Road, Swaine Wood and Horsforth Cemetery.	This site scores generally neutral or positive in relation to most of the SA objectives. The site scores positive in relation to Access to Greenspace/Existing Greenspace and Flood Risk. The site scores negatively in relation to Ecology and significantly negatively in relation to Land Stability and Landscape which can be overcome by mitigation.	Retain housing allocation. Change to Phase 1.	HG2-43	Phase 2 site which is considered to be sequentially preferable for allocation after suitable Phase 1 sites have been assessed .

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
						permanence of the green belt.					
North (Horsforth Ward)	HG2-46	Horsforth (former waste water treatment work)	53	1	100%	Contained site (Kirkstall Forge will sit to the east) reducing potential for further sprawl. Relates well to the urban area.	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	This site scores generally neutral or positive in relation to most of the SA objectives; the site scores positively in relation to Access to Educational and primary health facilities, Community Participation, Greenhouse Emissions, Local Needs and Air Quality. However, the site scores negatively in terms of Ecology and Heritage and significantly negatively in relation to Access to Greenspace, Flood Risk and Landscape however constraints can be overcome via mitigation.	Retain housing allocation.	HG2-46	Site is in phase 1. Phase 1 sites are sequentially preferable for allocation.
North (Weetwood Ward)	HG2-49	Off Weetwood Avenue, Headingley, Leeds	30	2	100%	Strong links to main urban area. Well contained site (tree lined boundaries and housing) reducing potential for further sprawl. Site performs important open space function.	Green Belt site. The site is well related to the urban area, bounded by residential development to the west and south and trees to the north and east. A large part of the site was designated as protected playing pitch (N6) on the UDP and is also in an urban green corridor and conservation area. The site is in private ownership and has not been in active playing field use for some years. Development of the site would have little or no impact on the	This site scores generally neutral or positive in relation to most of the SA objectives; the site scores significantly positive in relation to Access to greenspace/existing greenspace. However the site scores negatively in relation to Community Participation and Cohesion, Ecology, Greenhouse Emissions, Local Needs, Land Instability and Historic Environment. The site scores significantly negatively in relation to Culture, Leisure and Recreation, Flood Risk,	Delete HG2 housing allocation and designate as Broad Location	BL1-15	Phase 2 sites are sequentially preferable for allocation after suitable Phase 1 sites have been assessed. Based on Green Belt assessment potential for encroachment; role served as open space and negative scores in sustainability appraisal this site is less preferable to other sequentially preferable sites. Site therefore only required post 2022/23, pending review of CSSR and SAP, as there are sequentially preferable allocations to help meet the SAP housing trajectory to 2022/23 for this HMCA.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
							purposes of Green Belt and it is separated from the major local area of green space, Meanwood Park, by a strong tree belt.	Access to Greenspace, and Landscape.			
Outer North East (Harewood Ward)	HG2-24	Former Sacrament Church, Keswick Lane, Bardsey	10	3	100%	Green Belt site. The site would constitute a small extension into the Green Belt which is well related to the existing settlement and would have limited impact on openness.	The site would constitute a small extension into the Green Belt which is well related to the existing settlement. The development would also be well contained by the existing significant boundary treatment. It is noted that the site contains some high quality agricultural land, however the site is presently not in agricultural use and the area of land involved is very small. Overall the site is not considered to have a significant impact on the openness of the Green Belt.	The site achieves mainly neutral impacts overall. The site achieves positive impacts in terms of its low flood risk and transport network impact. The site scores major adverse impacts relating to agricultural land, green space and landscape. In terms of the agricultural land impact, the site is brownfield and not in agricultural use. The brownfield nature of the site also mitigates the landscape impact. In terms of green space the site lies adjacent to an area of green space however the site itself does not function as green space.	Delete HG2 housing allocation and designate as Broad Location	BL1-4	Phase 3 site, which is less sequentially preferable than Phase 1 or 2 sites. Site therefore only required post 2022/23, pending review of CSSR and SAP, as there are sequentially preferable allocations to help meet the SAP housing trajectory to 2022/23 for this HMCA.
Outer North East (Harewood Ward)	HG2-26	Scarcroft Lodge	100	1	100%	If the site was removed from the Green Belt it would create an isolated development which is not well related to the urban area. However, it is a large brownfield site within the Green Belt, which is well screened and separated (but not unduly distant), from the built up area of Scarcroft. The site could be developed for residential purposes and have no greater	Large brownfield site situated within the Green Belt and Scarcroft conservation area. The site is close to the built up area of the settlement and could be developed for residential development whilst not having a greater impact on the openness of the Green Belt and character and appearance of the conservation area	The site achieves major positive impacts in terms of its brownfield nature, low flood risk, contamination and transport network impact. The site scores major adverse impacts relating to employment, agricultural land and landscape. In terms of the agricultural land impact, the site is brownfield and not in agricultural use. The brownfield nature of the site also mitigates the	Retain housing allocation.	HG2-26	Site is in phase 1. Phase 1 sites are sequentially preferable for allocation.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
						impact on the Green Belt and conservation area than the existing development which presently has a significant impact on openness of the countryside. The site will also help to promote the re-use of brownfield land. On balance, given the sites brownfield nature it is considered to represent a major redevelopment opportunity in the Green Belt, which is not considered to have an unacceptable impact on the openness of the Green Belt. However, the site should not be removed from the Green Belt.	than the existing significant development. Site to remain washed over with Green Belt.	landscape impact along the site requirement which states no major increase in the developed proportion of the site.			
Outer North East (Harewood Ward)	MX2-39	Land at Parlinton	792	1	100%	It is considered that a significant proportion of the supply of new development (housing and employment) in the Outer North-East HMCA is best achieved through the planning of a purpose built new settlement. The new freestanding settlement could be planned to meet garden village principles and provides a unique opportunity to deliver comprehensive large scale development including high quality new homes, local employment opportunities, new community green spaces and a range of	Development of the site would create an incursion within the Green Belt and the site performs an important role in safeguarding the countryside from encroachment. The site is adjacent to some heritage assets and lies close to Aberford and Barwick which are historic settlements. The site encompasses a well contained landform which is surrounded by mature woodland areas with further scope for significant landscaping works to be incorporated into any development scheme, which will	The site adverse impacts across a range of SA objectives, however these can be largely mitigated through the creation of a sustainable new settlement with supporting services. A range of site requirements and the requirement for a Design Brief will further help to mitigate any negative impacts.	Retain housing allocation on revised boundary with revised capacity inc. HG5 school requirement	MX2-39	Site is in phase 1. Phase 1 sites are sequentially preferable for allocation. Noted that the scale of site places it in Phase 1. It is also noted that the site has significant Green Belt, heritage and sustainability implications. Given that there are insufficient suitable brownfield or alternative Green Belt allocations which can deliver at scale within this HMCA to deliver housing numbers required to meet the SAP trajectory to 2022/23, an amount of housing is required to remain allocated as a release from the Green Belt in the form of a small new settlement, including small scale employment provision and supporting infrastructure. The site is split into MX2-39 and BL1-42 with amended site requirements for MX2-39. The remainder of the site (BL1-42) and potential expansion of the settlement will only be required post 2022/23, pending review of CSSR and SAP and is changed to a broad location.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
						supporting community services and infrastructure within an attractive environment. The allocation of a new settlement as part of the overall portfolio of allocations is considered to represent the best way of achieving sustainable development whilst meeting the identified development needs of the Outer North East HMCA. Phase 1 of a potentially larger settlement will be delivered within the plan period; however the wider site could help to ensure the stable delivery of housing in the longer term.	help to assimilate the development and reduce the visual impact from neighbouring historic settlements. The Outer North-East area is already characterised by a pattern of free standing settlements. If developed the new settlement would be situated equi-distance from neighbouring villages of Aberford and Barwick-in-Elmet and is separated from Garforth to the south by the M1. As such no merging of settlements will occur, but it would reduce the greenbelt gap between settlements, but not to a significantly detrimental degree. Whilst it is acknowledged that the site would have an impact on the purposes of Green Belt, Paragraph 82 of the NPPF identifies large scale developments such as new settlements are examples where new Green Belt boundaries could be established in exceptional circumstances.				NB: Also contains 5 ha of employment land.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Outer North East (Harewood Ward)	MX2-39	Land at Parlinton	1058	1	100%	It is considered that a significant proportion of the supply of new development (housing and employment) in the Outer North-East HMCA is best achieved through the planning of a purpose built new settlement. The new freestanding settlement could be planned to meet garden village principles and provides a unique opportunity to deliver comprehensive large scale development including high quality new homes, local employment opportunities, new community green spaces and a range of supporting community services and infrastructure within an attractive environment. The allocation of a new settlement as part of the overall portfolio of allocations is considered to represent the best way of achieving sustainable development whilst meeting the identified development needs of the Outer North East HMCA. Phase 1 of a potentially larger settlement will be delivered within the plan period; however the wider site could help to ensure the stable delivery of housing in the longer term.	Development of the site would create an incursion within the Green Belt and the site performs an important role in safeguarding the countryside from encroachment. The site is adjacent to some heritage assets and lies close to Aberford and Barwick which are historic settlements. The site encompasses a well contained landform which is surrounded by mature woodland areas with further scope for significant landscaping works to be incorporated into any development scheme, which will help to assimilate the development and reduce the visual impact from neighbouring historic settlements. The Outer North-East area is already characterised by a pattern of free standing settlements. If developed the new settlement would be situated equi-distance from neighbouring villages of Aberford and Barwick-in-Elmet and is separated from Garforth to the south by the M1. As such no merging of settlements will occur, but it would reduce the greenbelt gap between	The site adverse impacts across a range of SA objectives, however these can be largely mitigated through the creation of a sustainable new settlement with supporting services. A range of site requirements and the requirement for a Design Brief will further help to mitigate any negative impacts.	Delete HG2 housing allocation and designate as Broad Location Delete HG5 - School designation	BL1-42	Site is in phase 1. Phase 1 sites are sequentially preferable for allocation. Noted that the scale of site places it in Phase 1. It is also noted that the site has significant Green Belt, heritage and sustainability implications. Given that there are insufficient suitable brownfield or alternative Green Belt allocations which can deliver at scale within this HMCA to deliver housing numbers required to meet the SAP trajectory to 2022/23, an amount of housing is required to remain allocated as a release from the Green Belt in the form of a small new settlement, including small scale employment provision and supporting infrastructure. The site is split into MX2-39 and BL1-42 with amended site requirements for MX2-39 The remainder of the site (BL1-42) and potential expansion of the settlement will only be required post 2022/23, pending review of CSSR and SAP and is changed to a broad location.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
							settlements, but not to a significantly detrimental degree. Whilst it is acknowledged that the site would have an impact on the purposes of Green Belt, Paragraph 82 of the NPPF identifies large scale developments such as new settlements are examples where new Green Belt boundaries could be established in exceptional circumstances.				
Outer North East (Wetherby Ward)	HG2-25	Farfield House, Bramham	14	3	100%	Green Belt site which is related to existing residential development and would effectively round off the settlement.	Small site which is well related to the existing settlement of Bramham. It is noted that the site includes some best and most versatile agricultural land. However, the site is very small and is not currently in agricultural use. Overall, the site is considered to constitute a small rounding off the settlement and will not have an unacceptable impact on the openness of the Green Belt.	The site achieves positive scores in terms of contamination, flood risk and health objectives. The site scores a major adverse impact in terms of agriculture. However, the site is currently a residential dwelling and is not in agricultural use.	Delete HG2 housing allocation and designate as Broad Location	BL1-5	Phase 3 site, which is less sequentially preferable than Phase 1 or 2 sites. Site therefore only required post 2022/23, pending review of CSSR and SAP, as there are sequentially preferable allocations to help meet the SAP housing trajectory to 2022/23 for this HMCA.
Outer North West (Adel & Wharfedale Ward)	HG2-15	Green Acres and Equestrian Centre, Bramhope	42	3	100%	Green Belt site. Development of the site could constitute rounding off of the settlement to parallel the southern boundary of new development to the east of Moor Road.	Green Belt site. Part greenfield, part brownfield. Development of the site would constitute rounding off of the settlement in parallel with existing development to the east of Moor Road.	Neutral effects for majority of SA objectives, however a number of negative or significant negative scores including accessibility, heritage and landscape. Positive effects include access to primary health facilities and flood risk.	Delete HG2 housing allocation and designate as Broad Location	BL1-2	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient sequentially preferable alternative allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
							No Highways concerns.				
Outer North West (Adel & Wharfedale Ward)	HG2-16	Creskeld Lane, Bramhope – land to the rear of no.45	23	3	58%	Part of the site is within the Green Belt. Development of the site would effectively 'round off' the settlement.	Part of the site is within the Green Belt. Redevelopment of the site would require demolition of one property. Development of the site would effectively 'round off' the settlement.	Neutral effects for majority of SA objectives, however a number of negative and significant negative scores including ecology, heritage and landscape. Positive effects include flood risk.	Delete HG2 housing allocation and designate as Broad Location	BL1-3	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient sequentially preferable alternative allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Outer North West (Adel & Wharfedale Ward)	HG2-17	Breary Lane East, Bramhope	87	3	20%	The south east part of the site falls within the Green Belt. The western and larger area of the site is an existing PAS site. Whilst having no defensible Green Belt boundary to the east it is relatively contained by the road to the south. Urban sprawl will need to be controlled by a strong GB boundary to the east.	The south east part of the site falls within the Green Belt. The western and larger area of the site is an existing UDP Protected Area of Search (PAS) site. Whilst having no defensible Green Belt boundary to the east it is relatively contained by the road to the south. Urban sprawl will need to be controlled by a strong Green Belt boundary to the east. Part of the site should be retained for provision of a school.	Neutral effects for majority of SA objectives, however negative effects include ecology and accessibility. Positive effects include access to greenspace, and flood risk	Retain housing allocation. Change to Phase 1.	HG2-17	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Outline planning permission (13/05134/OT) granted (Appeal Dec 2016)) for up to 380 Homes on non-Green Belt part of wider site. The Green Belt part of the site provides a potential capacity of 87 units, helps meet the HMCA target for Green Belt allocations and enables comprehensive development of wider site (including potential provision of a school) much of which already has planning permission.
Outer South (Ardsley & Robin Hood)	HG2-181	Land at Leadwell Lane, Robin Hood	60	3	100%	Green Belt site. The site relates well to the settlement pattern and joins an isolated property with the urban area.	Greenfield site to the east of Robin Hood. The site wraps around the back of a group of houses to the south. Site is connected to residential area to west, and fields to east. Most of the boundary is clearly defined, eastern boundary cuts across centre of field.	The site scores neutral on most SA objectives. It scores double negative on SA11 (greenfield/brownfield) and SA22a (agricultural land).	Delete HG2 housing allocation and designate as Broad Location	BL1-32	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Outer South (Ardsley & Robin Hood)	HG2-184	Westgate Lane, Lofthouse	50	3	75%	Green Belt site. The site is well contained, reducing the potential for sprawl and minimising the impact on the Green Belt. Development would constitute a partial rounding off of the settlement.	Green Belt site. The site is well contained, reducing the potential for sprawl and minimising the impact on the Green Belt. There are no physical constraints on the site.	The site scores neutral on most SA objectives. It scores double negative on SA11 (greenfield/brownfield) and SA22a (agricultural land).	Delete HG2 housing allocation and designate as Broad Location	BL1-33	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Outer South (Ardsley & Robin Hood)	HG2-185	Church Farm, Lofthouse	188	3	91%	Majority of the site relates well to the settlement. East of the site is brownfield, with existing commercial developments (Ouzlewell Green). Development of the site would extend the urban area, however development would be well contained by the motorway to the south. The commercial development already has a significant impact on the character of the Green Belt, as a result the impact of housing development could be neutral.	Green Belt site. The site is within a residential area and is well contained by the M62. Development will have minimal impact on the purposes of the Green Belt.	The site scores neutral on most SA objectives. It scores double negative on SA14 (flood risk), SA18d (land instability) and SA22a (agricultural land).	Delete HG2 housing allocation and designate as Broad Location	BL1-34	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient, more preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA
Outer South (Kippax & Methley Ward)	HG2-186	Main Street, Hunts Farm, Methley	25	3	19%	Strong links to settlement. Well contained site with low potential for further sprawl given defined boundaries. Northern section currently provides access to countryside.	Roughly 20% of the site is Green Belt. The site relates well to the settlement pattern and is contained by a wooded area to the north.	The site scores neutral on most SA objectives. It scores double positive on SA15 (transport network), and double negative on SA22a (agricultural land).	Retain housing allocation. Change to Phase 1.	HG2-186	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Whilst sequentially less preferable for allocation, the site is less than 20% in Green Belt and development is considered to offer the potential to improve the visual amenity of the area.
Outer South (Rothwell Ward)	HG2-173	Haightside, Rothwell	578	2	100%	Green Belt site to the north west of Rothwell. The site is well connected to the urban area. There is no strong defensible boundary between the site and urban area. The site is contained to the west	Green Belt site. The site is connected to the urban area and has established field boundaries. On balance, this site is preferable to other Green Belt alternatives.	The site scores neutral on most SA objectives. However, it scores a double negative on SA11 (greenfield/brownfield), SA18d (land instability) and SA22a (agricultural land).	Delete HG2 housing allocation and designate as Broad Location	BL1-31	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient sequentially preferable alternative allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
						by Wakefield Road and to the south by established field boundaries and a beck.					
Outer South (Rothwell Ward)	HG2-174	Wood Lane – Rothwell Garden Centre LS26	52	2	100%	Green Belt site. Mixed brown and greenfield site in Rothwell. The site relates well to the settlement being essentially an infill site between existing development and would not set a precedent for sprawl. The site is at least partly contained by trees to the west. The western half is already developed and presently has a significant impact on the character of the Green Belt.	Green Belt site on the edge of a Major Settlement (Rothwell). Mixed brown and greenfield site. The site relates well to the settlement being essentially an infill site between existing development. Development would not set a precedent for sprawl.	The site scores neutral on most SA objectives. None of the objectives scored a double negative or double positive.	Retain housing allocation. Change to Phase 1.	HG2-174	Site also falls into East Phase 2 site. Phase 2 sites are sequentially preferable for allocation after suitable Phase 1 sites. Small Green belt 'infill site' with existing development on either side. Development would have little impact on Green Belt purposes.
Outer South (Rothwell Ward)	HG2-175	Bullough Lane – Haigh Farm (land adjacent to), Rothwell LS26 0JY	222	2	100%	Green Belt site. The site relates well to the settlement pattern and development would be contained by Rothwell Country Park to the north.	Green Belt site. The site is well related to the existing settlement pattern and is contained by Rothwell Country Park to the north.	The site scores neutral on most SA objectives. However, it scores a double negative on SA10 (access to greenspace), SA11 (greenfield/brownfield) and 18d (land instability).	Retain housing allocation. Change to Phase 1.	HG2-175	Phase 2 site. Phase 2 sites are sequentially preferable for allocation after suitable Phase 1 sites.
Outer South (Rothwell Ward)	HG2-177	Alma Villas (site at), Woodlesford LS26 8PW	12	1	12%	Approximately 12% of site in Green Belt. The site is well contained by the canal, railway and surrounding development. There is low potential for sprawl.	Part of the site is within the Green Belt (approximately 12%). The site is well related to the existing settlement pattern, and is well contained by the canal and railway. The site is considered suitable in principle for housing.	The site scores neutral on most SA objectives. However, it scores a double negative on SA10 (access to greenspace), SA11 (greenfield/brownfield) and SA19 (landscape).	Retain housing allocation.	HG2-177	Site is in phase 1. Phase 1 sites are sequentially preferable for allocation.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Outer South (Rothwell Ward)	HG2-179	Fleet Lane/Eshald Lane (land at), Oulton LS26 8HT	40	2	100%	The site is well contained by Eshald Road to the east and green space to the north. Low potential to lead to sprawl.	Green Belt site. The site is well contained by Eshald Road to the east and by green space (ref G1009 in the Site Allocations Plan) to the north. The site adjoins housing to the west.	The site scores neutral or positive on most SA objectives. It scores a double negative on SA11 (greenfield/brownfield) and SA22a (agricultural land).	Retain housing allocation. Change to Phase 1.	HG2-179	Phase 2 site. Phase 2 sites are sequentially preferable for allocation after suitable Phase 1 sites.
Outer South (Rothwell Ward)	HG2-180	Land between Fleet Lane and Methley Lane, Oulton	322	2	100%	Green Belt site. The site is well connected to the urban area and, when considered alongside site HG2-179, could be regarded as a partial 'rounding off'. The site has defined field boundaries.	Green Belt site. The site is well connected to the urban area and, when considered alongside site HG2-179, could be regarded as a partial 'rounding off'.	The site scores neutral on most SA objectives. It scores double negative on SA11 (greenfield/brownfield), SA14 (flood risk), SA19 (landscape) and SA22a (agricultural land).	Retain housing allocation. Change to Phase 1.	HG2-180	Phase 2 site. Phase 2 sites are sequentially preferable for allocation after suitable Phase 1 sites.
Outer South (Rothwell Ward)	HG2-183	Swithens Lane, Rothwell	85	2	100%	Green Belt site to the south of Rothwell. The site is connected to housing to the north and to the east. Development would partially 'round off' settlement.	Green Belt site. Development of site would provide an opportunity for limited expansion and would partially 'round off' settlement.	The site scores neutral on most SA objectives. It scores double negative on SA11 (greenfield/brownfield) and SA22a (agricultural land).	Retain housing allocation. Change to Phase 1.	HG2-183	Phase 2 site. Phase 2 sites are sequentially preferable for allocation after suitable Phase 1 sites.
Outer South East (Garforth & Swillington Ward)	HG2-124	Stourton Grange Farm South, Selby Road, Garforth	1090	1	100%	Very large site that would result in significant encroachment in the Green Belt. Well contained by roads/railway around the site but would reduce separation between Garforth and Micklefield. Notwithstanding this, a masterplan including provision of a landscape buffer to the east will help retain physical separation of Garforth and Micklefield.	Very large Green Belt site, dependent on comprehensive development with master-planning. A large site will improve opportunity for securing new facilities/services compared to smaller sites to the west and north of Garforth. Site capacity reduced to allow for build out rates in the plan period. The railway line to the north and existing roads to east and south create strong defensible boundaries. Development to include a green	Neutral effects for majority of SA objectives. However, there are major adverse impacts relating to community cohesion, greenfield/brownfield land, agricultural land and land instability.	Retain housing allocation on revised boundary with revised capacity inc HG5 school requirement	HG2-124	Site is in phase 1. Phase 1 sites are sequentially preferable for allocation. Noted that the scale of site places it in Phase 1. It is also noted that the site has some Green Belt and sustainability implications which require comprehensive development. Given that there are insufficient brownfield or alternative Green Belt allocations which can deliver at scale within this HMCA to deliver housing numbers required to meet the SAP trajectory to 2022/23, an amount of housing is required to remain allocated as a release from the Green Belt. The site adjoins a major settlement and is in line with the Core Strategy. This will require site to be split into HG2-124 and BL1-40 with amended site requirements for HG2-124. The remainder of the site (BL1-40) will only be required post 2022/23, pending review of CSSR and SAP and is changed to a broad location.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
							corridor/community park to west of the site and substantial landscaping/planting along the eastern boundary to help retain physical separation of settlements. Part of the site must be reserved for provision of schools.				
Outer South East (Garforth & Swillington Ward)	HG2-124	Stourton Grange Farm South, Selby Road, Garforth	1224	1	100%	Very large site that would result in significant encroachment in the Green Belt. Well contained by roads/railway around the site but would reduce separation between Garforth and Micklefield. Notwithstanding this, a masterplan including provision of a landscape buffer to the east will help retain physical separation of Garforth and Micklefield.	Very large Green Belt site, dependent on comprehensive development with master-planning. A large site will improve opportunity for securing new facilities/services compared to smaller sites to the west and north of Garforth. Site capacity reduced to allow for build out rates in the plan period. The railway line to the north and existing roads to east and south create strong defensible boundaries. Development to include a green corridor/community park to west of the site and substantial landscaping/planting along the eastern boundary to help retain physical separation of settlements. Part of the site must be reserved for provision of schools.	Neutral effects for majority of SA objectives. However, there are major adverse impacts relating to community cohesion, greenfield/brownfield land, agricultural land and land instability.	Delete HG2 housing allocation and designate as Broad Location Delete HG5 - School designation	BL1-40	Site is in phase 1. Phase 1 sites are sequentially preferable for allocation. Noted that the scale of site places it in Phase 1 . It is also noted that the site has some Green Belt and sustainability implications which require comprehensive development. Given that there are insufficient brownfield or alternative Green Belt allocations which can deliver at scale within this HMCA to deliver housing numbers required to meet the SAP trajectory to 2022/23, an amount of housing is required to remain allocated as a release from the Green Belt. The site adjoins a major settlement and is in line with the Core Strategy. This will require site to be split into HG2-124 and BL1-40 with amended site requirements for HG2-124. The remainder of the site (BL1-40) will only be required post 2022/23, pending review of CSSR and SAP and is changed to a broad location.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Outer South East (Garforth & Swillington Ward)	HG2-131	Whitehouse Lane, Great Preston	40	3	3698%	About a third of site in Green Belt. Performs a limited role in safeguarding countryside from encroachment. Development could be contained through appropriate design and landscaping.	37% in Green Belt, 63% within existing settlement. Well related to the settlement.	Neutral effects for majority of SA objectives. However, there are major adverse impacts relating to greenfield/brownfield land, flood risk, agricultural land	Delete HG2 housing allocation and designate as Broad Location	BL1-37	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient, more preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Outer South East (Kippax & Methley Ward)	HG2-126	Micklefield Railway Station Car Park (land to north of), Micklefield	18	3	85%	Development would slightly extend the settlement. Adjacent to railway station. Well contained with low potential for further sprawl	Green Belt site, low potential for sprawl as well contained by residential development to the north, railway station and railway line to the south, and the A1(M) to the east. Development would effectively constitute rounding off of the settlement north of the railway. Access would only be possible through the adjacent site HG1-306 to the north east.	Neutral effects for majority of SA objectives. However, there are major adverse impacts relating to greenfield/brownfield land and agricultural land	Retain housing allocation. Change to Phase 1.	HG2-126	Phase 3 site. Whilst phased later on the basis of its smaller settlement location development of the site has low Green Belt impact and would round off adjacent housing development on an adjacent site which is under construction.
Outer South East (Kippax & Methley Ward)	HG2-127	Newtown Farm, Micklefield	42	3	97%	Due to the location within between existing houses and the 'boundary' of the A1M, there would be limited impact on the Green Belt.	Green Belt site, but due to the location between existing houses and the A1(M), would have limited impact on the Green Belt. Consideration needs to be given to whether ongoing agricultural use would be possible on adjacent site 4200A if HG2-127 restricts farm vehicle access.	Neutral effects for majority of SA objectives. However, there are major adverse impacts relating to access to greenspace, greenfield/brownfield land and agricultural land	Delete HG2 housing allocation and designate as Broad Location	BL1-41	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient, more preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Outer South East (Kippax & Methley Ward)	HG2-128	Selby Road/Leeds Road, Kippax	40	3	100%	Relates well to settlement, however, boundaries to north and east are poor and could lead to further sprawl.	Green Belt site in agricultural use. Development would not result in coalescence of Garforth and Kippax. Existing development to the west and south so relates well to the existing settlement pattern and has suitable access and strong defensible boundaries.	Neutral effects for majority of SA objectives. However, there is a major adverse impact relating to greenfield/brownfield land.	Designate as Broad Location	BL1-39	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient, more preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Outer South East (Kippax & Methley Ward)	HG2-132	Brigshaw Lane (land to east of), Kippax	76	3	100%	Set to the south of settlement but is linked to the north and west. No defensible boundary to south could lead to further sprawl.	Green Belt site, agricultural field with road frontage. Set to the south of settlement which could lead to further sprawl due to no clear boundary, but is linked to the north and west so relates well to the existing settlement. Adjacent to a Site of Ecological and Geological Importance (SEGI) to the east.	Neutral effects for majority of SA objectives. There are major adverse impacts relating to greenfield/brownfield land, land instability and agricultural land. There are major positive impacts relating to greenhouse emissions, transport network and local needs.	Delete HG2 housing allocation and designate as Broad Location Delete HG4 - Older persons housing / Independent Living designation	BL1-38	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient, more preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Outer South East (Kippax & Methley Ward)	HG2-133	Ninevah Lane, Allerton Bywater	65	3	100%	Strong links to settlement. Well contained by tree to west reducing potential for further sprawl.	Green Belt site with strong links to the settlement, connected to residential development to the east and the north and well contained on all sides. Trees line the western boundary creating a natural buffer that would prevent further sprawl. Contains a mix of uses, part greenfield and part brownfield.	Neutral effects for majority of SA objectives. There is a major adverse impact relating to greenfield/brownfield land. There are major positive impacts relating to greenhouse emissions, transport network and local needs.	Retain housing allocation. Change to Phase 1.	HG2-133	Phase 3 site. Whilst phased later on the basis of its smaller settlement location development of the site has low Green Belt impact and would have potential to significantly improve the visual amenity of this site which is a mix of greenfield and brownfield land.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Outer South West (Ardsley & Robin Hood Ward)	HG2-165	Thorpe Hill Farm, Lingwell Gate Lane, Thorpe	57	1	100%	Brownfield site with existing employment use. Strong links to settlement, well contained site.	Green Belt site. Brownfield site, well contained, with road frontage. Development would have limited impact on the openness of the Green Belt as the site is previously developed.	The site scores positive or neutral on most objectives and a double positive on SA14 (Flood risk). However, it does score a negative on SA2 (Economic growth), SA6 (Culture) SA17 (Waste) or a double negative on SA1 (Employment) and SA22a (agricultural land).	Retain housing allocation.	HG2-165	Site is in phase 1. Phase 1 sites are sequentially preferable for allocation. Falls within the South Leeds Regeneration Area.
Outer South West (Ardsley & Robin Hood Ward)	HG2-166	Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ	17	1	100%	Well contained site with good links to the settlement. Does not provide access to the countryside.	Green Belt site. Unused area of land adjacent to M1 motorway. Land to north has recently been developed for residential. Development of the site would be a continuation of existing development. No constraints. The site is well contained with existing defensible boundaries.	The site scores positive or neutral on most objectives. However, it does score a negative on SA18b (Air pollution) and SA18d (land stability) or a double negative on SA11 (Greenfield/brownfield) and SA22a (agricultural land).	Retain housing allocation.	HG2-166	Site is in phase 1. Phase 1 sites are sequentially preferable for allocation. Falls within the South Leeds Regeneration Area.
Outer South West (Ardsley & Robin Hood Ward)	HG2-167a	Old Thorpe Lane (land at), Tingley	207	3	100%	Well contained site with strong links to the settlement.	Green Belt site. The site is well contained by the motorway network, resulting in a low potential for further sprawl. The site is well related to the existing settlement.	The site scores positive or neutral on most objectives. However, it does score a negative on SA18b (Air pollution) and SA21 (historic environment) or a double negative on SA11 (Greenfield/brownfield), SA18d (land stability) and SA22a (agricultural land).	Retain housing allocation. Change to Phase 1.	HG2-167a	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Whilst phase 3 sites are sequentially less preferable for allocation, to meet the housing trajectory to 2022/23 in this HMCA, retention of the western part of the site is considered justified. The site is readily parcelled into two separate sites. The western site (to be changed to HG2-167a) has more limited impact on Green Belt, has strong links to the settlement being opposite the primary school and is well contained by existing roads to the north and east. The eastern part of the site HG2-167b is considered to be less sequentially preferable than other Phase 1, 2 sites and HG2-167a. Site therefore only required post 2022/23 as there are sufficient, more preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA. The requirement for a local centre can be re-assessed

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
											if/when the Broad Location is considered through review of the SAP at a later point.
Outer South West (Ardsley & Robin Hood Ward)	HG2-167b	Old Thorpe Lane (land at), Tingley	412	3	100%	Well contained site with strong links to the settlement.	Green Belt site. The site is well contained by the motorway network, resulting in a low potential for further sprawl. The site is well related to the existing settlement.	The site scores positive or neutral on most objectives. However, it does score a negative on SA18b (Air pollution) and SA21 (historic environment) or a double negative on SA11 (Greenfield/brownfield), SA18d (land stability) and SA22a (agricultural land).	Delete HG2 housing allocation and designate as Broad Location	BL1-28	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Whilst phase 3 sites are sequentially less preferable for allocation, to meet the housing trajectory to 2022/23 in this HMCA, retention of the western part of the site is considered justified. The site is readily parcelled into two separate sites. The western site (to be changed to HG2-167a) has more limited impact on Green Belt, has strong links to the settlement being opposite the primary school and is well contained by existing roads to the north and east. The eastern part of the site HG2-167b is considered to be less sequentially preferable than other Phase 1, 2 sites and HG2-167a. Site therefore only required post 2022/23 as there are sufficient, more preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA. The requirement for a local centre can be re-assessed if/when the Broad Location is considered through review of the SAP at a later point.
Outer South West (Ardsley & Robin Hood Ward)	HG2-170	Land off Haigh Moor Road, Tingley	41	3	67%	Development of the site would represent partial infill development and would retain the openness between the built up area and reservoir.	Green Belt site. Development of the site would represent partial infill development and would retain the openness between the built up area and reservoir.	The site scores positive or neutral on most objectives. However, it does score a negative on SA21 (historic environment) and a double negative on SA11 (Greenfield/brownfield), SA18d (land stability) SA19 (landscape) and SA22a (agricultural land).	Delete HG2 housing allocation and designate as Broad Location	BL1-30	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient, more preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Outer South West (Ardsley & Robin Hood Ward)	HG2-171	Westerton Road East Ardsley	195	3	85%	The site is well connected to the existing built up area.	Part Green Belt site. The site has a long road frontage and relates well to the existing settlement. Southern area of the site is bounded by tree line. Appropriate boundary treatment required to reinforce Green Belt boundary.	The site scores positive or neutral on most objectives. However, it does score a negative on SA18d (land stability) and a double negative on SA10 (Greenspace), SA11 (Greenfield/brownfield), SA19 (landscape) and SA22a (agricultural land).	Delete HG2 housing allocation and designate as Broad Location	BL1-29	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient, more preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Outer South West (Ardsley & Robin Hood Ward)	HG2-233	Land at Moor Knoll Lane East Ardsley	11	3	100%	Well contained site that does not provide access to the countryside. Site rounds off the settlement.	Brownfield site, well contained, with road frontage. Development would have limited impact on the openness of the Green Belt as the site is currently brownfield.	The site scores positive or neutral on most objectives. However, it does score a negative on SA11 (Greenfield/brownfield) and a double negative SA22a (agricultural land)	Retain housing allocation. Change to Phase 1.	HG2-233	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Whilst phase 3 sites are sequentially less preferable for allocation, this is a small brownfield site with minimal impact on Green Belt and development will link with existing new development to the north. For these reasons, the site is to be retained as an allocation.
Outer South West (Farnley & Wortley Ward)	HG2-136	Whitehall Road (south of) - Harpers Farm	279	2	94%	Relates well to main urban area. Potential for sprawl as no defensible boundary to south	Green Belt site. Relates well to main urban area. Existing development on three sides of site, so relatively well contained	The site scores positive or neutral on most objectives. However, it does score a negative on SA21 (Historic Environment) and a double negative on SA11 (Greenfield/brownfield), SA18d land stability) and SA22a (agricultural land).	Retain housing allocation. Change to Phase 1.	HG2-136	Phase 2 site. Phase 2 sites are sequentially preferable for allocation after suitable Phase 1 sites.
Outer South West (Middleton Park Ward)	HG2-159	Sissons Farm, Middleton LS10	222	1	100%	The site encapsulates a portion of the adjacent woodland. There are some concerns over the practicality of this site for development. It is very much a strip of development land so the site design would be challenging.	Green Belt site which would round off the settlement. Site is part of a wider regeneration scheme for this area and development would contribute towards greenspace improvements as part of a wider community benefits package.	The site scores positive or neutral on most objectives. However, it does score a negative on SA19 (Landscape) and SA12 (Biodiversity), or a double negative on SA10 (Greenspace), SA22a (agricultural land) and SA11 (Greenfield/brownfield).	Retain housing allocation.	HG2-159	Site is in phase 1 and is a major urban area extension. Phase 1 sites are sequentially preferable for allocation. Falls within the South Leeds Regeneration Area.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Outer South West (Morley North Ward)	HG2-144	Westfield Farm, Drighlington	17	3	100%	Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.	Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.	The site scores positive or neutral on most objectives. However, it does score a negative on SA3 (Education) and SA21 (historic environment) and a double negative on SA10 (Greenspace), SA11 (Greenfield/brownfield), SA18d (land stability), and SA22a (agricultural land).	Delete HG2 housing allocation and designate as Broad Location	BL1-24	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Outer South West (Morley North Ward)	HG2-145	Bradford Road/Wakefield Road Gildersome	0	3	96%	The site rounds off the settlement of Gildersome, and creates a logical boundary.	Green Belt site adjoining residential development to the east and south, with a cricket ground to the north. The site is relatively well contained and would have relatively limited impact on the Green Belt providing a comprehensive development. Whilst release of the site would be of significant scale, development could effectively 'round off' the settlement.	The site scores positive or neutral on most objectives and a double positive on SA10 (Greenspace). However, it does score a negative on SA1 (Employment), SA2 (Economic Growth) SA11 (Greenfield/brownfield), and SA19 (Landscape) or a double negative on SA18d (land stability) and SA22a (agricultural land).	Delete HG2-145 and retain HG5-9 School designation on northern parcel of land	HG5-9	Site was proposed as part of a comprehensive development including school. This school requirement was in place to meet demand from HG2-145 itself and a number of other SAP sites in the surrounding area, and is still required to provide a suitable option to help manage potential future demand from these other unaffected sites. Land within the former boundary of HG2-145 is to be allocated as a school allocation to enable the future extension of the adjacent Birchfield Primary School.
Outer South West (Morley North Ward)	HG2-145	Bradford Road/Wakefield Road Gildersome	393	3	96%	The site rounds off the settlement of Gildersome, and creates a logical boundary.	Green Belt site adjoining residential development to the east and south, with a cricket ground to the north. The site is relatively well contained and would have relatively limited impact on the Green Belt providing a comprehensive development. Whilst release of the site would be of significant scale, development could	The site scores positive or neutral on most objectives and a double positive on SA10 (Greenspace). However, it does score a negative on SA1 (Employment), SA2 (Economic Growth) SA11 (Greenfield/brownfield), and SA19 (Landscape) or a double negative on SA18d (land stability) and SA22a (agricultural land).	Delete HG2 housing allocation and designate as Broad Location Delete HG5 - School designation	BL1-25	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
							effectively 'round off' the settlement.				
Outer South West (Morley North Ward)	HG2-147	Highfield Drive/Harthill Lane (land off), Gildersome	76	3	100%	Development would partially round off the existing settlement.	Green Belt site. Development would partially round off the existing settlement.	The site scores positive or neutral on most objectives and a double positive on SA10 (Greenspace). However, it does score a negative on SA12 (Biodiversity/Geology) or a double negative on SA11 (Greenfield/brownfield), SA18d (land stability) and SA22a (agricultural land).	Delete HG2 housing allocation and designate as Broad Location	BL1-26	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Outer South West (Morley North Ward)	HG2-148	Gelderd Road/M621, Gildersome	203	3	100%	The site provides separation between Gildersome and Driglington and links with the existing settlement and performs an important role in safeguarding from encroachment.	Green Belt Site. Reduced site size retains the separation between Gildersome and Driglington and links with existing settlement.	The site scores positive or neutral on most objectives and a double positive on SA13 (Greenhouse emissions) and SA16 (Local needs met locally). However, it does score a negative on SA12 (Biodiversity/Geology) and a double negative on SA10 (Greenspace), SA11 (Greenfield/brownfield), SA18d (land stability) SA19 (Landscape) and SA22a (agricultural land).	Delete HG2 housing allocation and designate as Broad Location	BL1-27	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Outer South West (Morley North Ward)	HG2-150	Churwell (land to the east of)	205	2	100%	Development would round off settlement. No defined boundary to south which could result in further sprawl.	Green Belt site. The site has a road frontage, bounded by the railway to the east and residential development to the west. Development would effectively 'round off' development on Churwell Hill. Retention of the current allotment use on northern corner of the site would need to be considered in any detailed design.	The site scores positive or neutral on most objectives. However, it does score a negative on SA19 (Landscape) or a double negative on SA10 (Greenspace), SA11 (Greenfield/brownfield), SA18d (land stability) and SA22a (agricultural land).	Retain housing allocation. Change to Phase 1.	HG2-150	Phase 2 site. Phase 2 sites are sequentially preferable for allocation after suitable Phase 1 sites. Site is within the South Leeds Regeneration Priority Area, however was in Phase 2 so as to ensure delivery of transport infrastructure in a timely manner within the HMCA. Such matters can be dealt with at the planning application stage.
Outer South West (Morley South Ward)	HG2-153	Albert Drive Morley	121	1	40%	Some potential to lead to unrestricted sprawl as there is a limited defensible boundary to the north east of the site. There is a railway line providing some defence running west to east.	Green Belt site. The site is well related to the existing residential area and development would round off the built up area.	The site scores positive or neutral on most objectives and a double positive on SA15 (Transport Network) However, it does score a negative on SA1 (Employment), SA2 (Economic Growth) SA11 (Greenfield/brownfield) and SA12 (Biodiversity), or a double negative on SA10 (Greenspace), SA18d (land stability) and SA19 (Landscape).	Retain housing allocation.	HG2-153	Site is in phase 1. Phase 1 sites are sequentially preferable for allocation. Only 40% of the site is within UDP Green Belt.
Outer West (Bramley & Stanningley Ward)	HG2-59	Land at Rodley Lane	17	2	100%	Well contained site with strong connections to urban area. Would not harm green belt if developed.	Green belt site adjacent to main urban area. Road frontage runs along the southern boundary. Surrounded by residential development to east and south, good access to services. Canal to the north encloses the site.	Neutral effects from the SA for objectives. Negative or significant negative scores include landscape and ecology. These can be mitigated through site requirements. Positive and significant positive scores include flood risk, accessibility, highway network and access to greenspace, education and health facilities.	Delete HG2 housing allocation and designate as Broad Location	BL1-18	Phase 2 site. Phase 2 sites are sequentially preferable for allocation after suitable Phase 1 sites. Considered to be sufficient alternative Phase 1 and Phase 2 sequentially preferable sites. Site therefore only required post 2022/23 as there are sufficient, more sequentially preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Outer West (Calverley & Farsley Ward)	HG2-53	Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge	32	1	99.97	Site is well contained by trees and canal which would effectively prevent future sprawl into Green Belt and contain the site.	Green Belt site. Site adjoins Site HG1-130 (1337) Stylo House, Harrogate Road, Apperley Bridge which is undergoing residential development. This site offers the opportunity to expand site HG1-130 (1337) further, and would be accessed through this adjacent site. The site is adjacent the canal to the north and woods to the east which would effectively prevent further sprawl into Green Belt and contain the site.	Neutral effects from the SA for objectives. Negative or significant negative scores include access to health facilities, ecology, landscape, flood risk and heritage. Positive and significant positive scores include highway network.	Retain housing allocation.	HG2-53	Site is in phase 1. Phase 1 sites are sequentially preferable for allocation.
Outer West (Calverley & Farsley Ward)	HG2-54	Upper Carr Lane (land off), Calverley	18	3	99.99	Well contained site with strong links to the settlement, low potential for sprawl.	Green Belt site. Situated between an employment site, residential dwellings and a recent flat conversion, development here would round off the settlement. As the boundary does not project beyond the existing urban area its impact on the surrounding countryside is significantly reduced.	Neutral effects from the SA for objectives. Negative or significant negative scores include accessibility and landscape. Positive and significant positive scores include access to greenspace, health facilities highway network, and flood risk.	Delete HG2 housing allocation and designate as Broad Location	BL1-16	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient, more preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Outer West (Calverley & Farsley Ward)	HG2-55	Calverley Lane, Calverley	18	3	100%	Well contained site with strong links to settlement. Tree lined boundary to east prevents further sprawl.	Development of the site would effectively 'round off' the existing settlement pattern and be well contained by existing development to the north west and north east and by the main road to the west. Highways mitigation required.	Neutral effects from the SA for objectives. Negative or significant negative scores include landscape, heritage, accessibility and accessibility, site access and local highway network. Heritage and site access can be mitigated by site requirements. Positive	Delete HG2 housing allocation and designate as Broad Location	BL1-43	Phase 3 site. Less sequentially preferable than Phase 1 or 2 sites. Site only required post 2022/23 as there are sufficient, more preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
								and significant positive scores include access to greenspace, health facilities and flood risk and highway network but Highways do not support as poor public transport.			
Outer West (Calverley & Farsley Ward)	HG2-56	Rodley Lane (land at) - Calverley Lane	53	2		Development would reduce separation between Calverley and Rodley, though relates well to settlement it is contained by tree lined boundaries to west of site.	Green Belt site. Site is related to the existing properties in Rodley and has a well-defined field boundary to the west.	Neutral effects from the SA for objectives. Negative or significant negative scores include landscape and heritage. Positive and significant positive scores flood risk and access to greenspace.	Delete HG2 housing allocation and designate as Broad Location	BL1-17	Phase 2 site. Phase 2 sites are sequentially preferable for allocation after suitable Phase 1 sites. Considered to be sufficient alternative Phase 1 and Phase 2 sequentially preferable sites. Site performs role in separating Calverley and Rodley. Site therefore only required post 2022/23 as there are sufficient, more sequentially preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Outer West (Calverley & Farsley Ward)	HG2-63	Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3	196	1	100%	Development would reduce separation between Calverley and Rodley, though relates well to settlement it is contained by tree lined boundaries to west of site.	Green Belt site, situated on the boundary with Bradford and with existing residential uses to the north west and south east, so relatively well contained and development would not set a precedent for further Green Belt sprawl. Flat site. Achievable access.	Neutral effects from the SA for objectives. Negative or significant negative scores include ecology, landscape and heritage. Positive and significant positive scores include flood risk, accessibility and access to health facilities.	Retain housing allocation.	HG2-63	Phase 1 sites are sequentially preferable for allocation. The site forms part of the Leeds Bradford regeneration corridor (CS policy SP4) and therefore is a priority for development.
Outer West (Calverley & Farsley Ward)	HG2-65	Daleside Road, Thornbury,	89	1	100%	Site has strong links to urban area and is well contained. Would reduce the separation between Leeds / Bradford, although there are already existing links directly to the north.	Green Belt site. Development of the site would relate well to the existing settlement and consolidate development being surrounded on three sides by existing residential development. Access possible from Daleside Road but would require extension of existing	Neutral effects from the SA for objectives. Negative or significant negative scores include poor access to greenspace, ecology and landscape. Positive and significant positive scores include flood risk and access to health facilities.	Retain housing allocation.	HG2-65	Phase 1 sites are sequentially preferable for allocation. The site forms part of the Leeds Bradford regeneration corridor (CS policy SP4) and therefore is a priority for development.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
							footway and removal of a number of trees.				
Outer West (Calverley & Farsley Ward)	HG2-69	Dick Lane, Thornbury	206	1	94%	Strong links to urban area with existing development to north, south and west. Site is well contained by railway line to south, and sloping landform to east will help to contain development and prevent further sprawl.	Majority Green Belt Site. Southern part of site is Brownfield. Strong links to urban area with existing development to north, south and west. Site is well contained by railway line and sloping landform beyond site which will help to contain development and prevent further sprawl into the Green Belt.	Neutral effects from the SA for objectives. Negative or significant negative scores include ecology and landscape. These can be mitigated through a site requirement. Positive and significant positive scores include accessibility/highways, flood risk and access to greenspace and health facilities.	Retain housing allocation.	HG2-69	Phase 1 sites are sequentially preferable for allocation. The site forms part of the Leeds Bradford regeneration corridor (CS policy SP4) and therefore is a priority for development.
Outer West (Pudsey Ward)	HG2-68	Waterloo Road (land at), Pudsey LS28	28	1	100%	The site is well contained limiting potential for sprawl. Has strong links and is well connected to the settlement.	Green Belt site. The site is well contained by trees along the boundary and this limits the potential for unrestricted sprawl into the Green Belt. The site has a road frontage. No Highways issues raised.	Neutral effects from the SA for objectives. Negative or significant negative scores include ecology. Positive and significant positive scores include accessibility, flood risk, highways and access to education, greenspace and health facilities.	Retain housing allocation.	HG2-68	Phase 1 sites are sequentially preferable for allocation. The site forms part of the Leeds Bradford regeneration corridor (CS policy SP4) and therefore is a priority for development.
Outer West (Pudsey Ward)	HG2-71	Land off Tyersal Road, Pudsey	33	1	100%	Green Belt site. Fairly well connected to Tyersal settlement but could set precedent for further sprawl if the site boundary is not suitably landscaped or defined.	Green Belt site. Fairly well connected to Tyersal settlement. A strong Green Belt boundary will be required to prevent urban sprawl.	Neutral effects from the SA for objectives. Negative or significant negative scores include access to health facilities and accessibility. Positive and significant positive scores include flood risk and access to greenspace and education facilities.	Retain housing allocation.	HG2-71	Phase 1 sites are sequentially preferable for allocation. The site forms part of the Leeds Bradford regeneration corridor (CS policy SP4) and therefore is a priority for development.

HMCA and ward	Site Ref.	Address	Homes	Phase	Green Belt	Green Belt Conclusion	Site Assessment Conclusion	Sustainability Appraisal Summary	Proposed Change	Revised Site Ref	Reasoning
Outer West (Pudsey Ward)	HG2-72	Land off Tyersal Court, Tyersal	40	1	100%	Links to settlement along northern boundary. High potential for further sprawl to south if boundary of development is not suitably defined or landscaped.	Green Belt site, relates relatively well to the existing settlement. Part of the site should be retained to enable the expansion of Pudsey Tyersal Primary School.	Neutral effects from the SA for objectives. Negative or significant negative scores include heritage, access to health facilities, accessibility/transport network. Positive and significant positive scores include flood risk.	Retain housing allocation.	HG2-72	Phase 1 sites are sequentially preferable for allocation. The site forms part of the Leeds Bradford regeneration corridor (CS policy SP4) and therefore is a priority for development.
Outer West (Pudsey Ward)	HG2-76	Hough Side Road Pudsey	200	1	100%	Site has strong links to the settlement and is well contained as it is surrounded by trees on the southern boundary. Low potential for further sprawl.	Green Belt Site. Site has strong links to the settlement and is well contained with trees and rising land on the southern boundary. Low potential for further sprawl.	Neutral effects from the SA for objectives. Negative or significant negative scores include accessibility/highway network. Positive and significant positive scores include flood risk and access to greenspace.	Delete HG2 housing allocation and designate as Broad Location	BL1-19	Whilst site is in Phase 1 there are sufficient Phase 1 sites to meet the Plans housing needs for this HMCA up until 2022/23 and the evidence base shows that this site is sequentially less preferable than other sites given its topography which makes the site more visually prominent than others. Site therefore only required post 2022/23, pending review of CSSR and SAP, as there are sufficient sequentially preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.
Outer West (Pudsey Ward)	HG2-80	Acres Hall Avenue Pudsey	62	1	100%	Well connected to the existing residential area. Site has good links to the built up area and is well contained by the road to the west and south. Public right of way to north of site of site provides access to countryside but could be maintained through development. Development may lead to further sprawl to the east as there is no defensible boundary and this would need to be addressed through landscaping. Listed building within the site, though impact on setting and special character could be mitigated through appropriate detailed design.	Green Belt site. The site is well related to the existing urban area. There is a Listed Building adjacent to the site which would need to be taken into consideration at detailed design stage. Good access from Troydale Lane.	Neutral effects from the SA for objectives. Negative or significant negative scores include heritage and ecology. Positive and significant positive scores include flood risk and access to education and health facilities.	Delete HG2 housing allocation and designate as Broad Location	BL1-20	Whilst site is in Phase 1 there are sufficient Phase 1 sites to meet the Plans housing needs for this HMCA up until 2022/23 and the evidence base shows that this site performs less well in Green Belt terms compared to other sites because whilst it relates well to the settlement there is no defensible boundary in Green Belt terms; thus creating a greater protrusion into the Green Belt than alternative sites in the HMCA. Site therefore only required post 2022/23, pending review of CSSR and SAP, as there are sufficient sequentially preferable allocations to meet the SAP housing trajectory to 2022/23 for this HMCA.

Appendix 3: Site Allocations Plan target per HMCA and number of homes needed to remain in each HMCA

HMCA	Target	Submission Plan Green Belt release	Green Belt housing allocations to remain as housing allocations *			Green Belt housing allocations to be deleted as housing allocations and identified as Broad Locations *		
			Target of 45.2%	Following technical consideration	Performance against 45.2% target	Target of 54.8%	Following technical consideration	Performance against 54.8% target
Aireborough	2,300	972	439	475	36	533	497	-36
City Centre	10,200	0	0	0	0	0	0	0
East	11,400	245	111	245	134	134	0	-134
Inner	10,000	0	0	0	0	0	0	0
North	6,000	1,365	617	558	-59	748	807	59
Outer North East	5,000	1,974	892	892	0	1,082	1,082	0
Outer North West	2,000	152	69	87	18	83	65	-18
Outer South	2,600	1,634	739	758	19	895	876	-19
Outer South East	4,600	2,595	1,173	1,173	0	1,422	1,422	0
Outer South West	7,200	2,456	1,110	1,119	9	1,346	1,337	-9
Outer West	4,700	992	448	624	176	544	368	-176
Total	66,000	12,385	5,598	5,931	333	6,787	6,454	-333

Appendix 4: Non-Green Belt Housing Allocations in Submission Draft Plan proposed to be changed from Phase 2 or 3 to Phase 1

HMCA	Site Ref	Address	Phase in Submission Draft	Capacity	Revised Phase
North	HG2-29	Moseley Wood Gardens (land off), Cookridge LS16	2	63	1
Outer North East	HG2-22	Church Street, Boston Spa	3	36	1
Outer North East	HG2-28	Land to the East of Belle Vue Avenue, Scholes	3	15	1
Outer North East	HG2-227	Land to north of HMP Wealstun Prison	3	142	1
Outer North West	HG2-17	Breary Lane, Bramhope	3	376	1
Outer North West	HG2-18	Church Lane, Adel	2	87	1
Outer South East	HG2-125	Pit Lane (land to south of), Micklefield	3	79	1
Outer South East	HG2-134	Carlton View, Allerton Bywater	3	25	1
Outer South West	HG2-143	King Street/Spring Gardens Drighlington	3	250	1
Outer South West	HG2-149	Lane Side Farm, Morley	2	542	1
Outer South West	HG2-168	Haigh Wood, Ardsley (North)	2	108	1
Outer South West	HG2-169	Haigh Wood, Ardsley (South)	2	262	1

Appendix 5 Safeguarded Land

Table showing sites designated as Safeguarded Land in the Submission Draft SAP which are proposed to be changed to Broad Locations

SAP ref	HMCA	Potential for Homes	% GB	Address	Proposed Change	Revised Site Ref.
HG3-1	Aireborough	114	100	Ings Lane, Guiseley	Designate as Broad Location	BL1-6
HG3-2	Aireborough	81	100	Land to west of Knott Lane, Rawdon	Designate as Broad Location	BL1-11
HG3-3	Aireborough	35	100	Land at Rawdon, Leeds	Designate as Broad Location	BL1-13
HG3-4	Aireborough	130	100	Layton Wood Rawdon	Designate as Broad Location	BL1-10
HG3-5	Outer North West	280	53	Old Pool Bank, Pool in Wharfedale, Otley	Designate as Broad Location	BL1-1
HG3-27	Outer South	55	100	Church Lane (land south of), Mickletown	Designate as Broad Location	BL1-35
HG3-28	Outer South	50	100	Pinfold Lane (land west of), Mickletown	Designate as Broad Location	BL1-36
HG3-21	Outer South West	315	98	Gelderd Road (land to the north of), Wortley	Designate as Broad Location	BL1-23
HG3-16	Outer West	120	100	Land off Gamble Lane	Designate as Broad Location	BL1-21
HG3-29	Outer West	200	100	Land off Gamble Lane	Designate as Broad Location	BL1-22
		Total: 1,380				

Appendix 6 - Revised site assessments MX2-39 and HG2-124

Site Assessment

Parlington

Site Plan ref: MX2-39 SHLAA ref: 5372A

Site Details

Easting	441812	Northing	436098	Site area ha	52.34	SP7	Other
HMCA	Outer North East			Ward	Harewood		

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture
Managed Forest

Neighbouring land uses

Agriculture
Managed Forest

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

The site is formed by a small collection of agricultural fields situated centrally within the wider Parlington Estate, which is designated as a Historic Park and Garden (Grade II). The site boundary includes a southern spur which provides for access from Aberford Road. The site is surrounded by countryside comprising of arable farmland as well as mature and plantation woodland. The site forms a relatively enclosed area of landscape, largely surrounded by mature blocks of woodland which restrict views of the site. It is located between the settlements of Barwick in Elmet, Aberford and Garforth and is situated in close proximity to both the A1 and M1 motorways. The site has limited public access.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% 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	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" 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 %	0.00
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Nearest train station	
Nearest train station distance (m)	0.00
Nearest bus stop	
Nearest bus stop distance (m)	0.00

Agricultural classification

Grade	Percent
Grade 2	19.6
Grade 3	1.36
Non-agricultural	0.01

Site Assessment

Parlington

Site Plan ref: MX2-39 SHLAA ref: 5372A

Grade 3b	7.38
Grade 3a	71.66

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 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 checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes

Character Conclusion Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development of the site would create an incursion within the Green Belt and the site forms an important role in safeguarding the countryside from encroachment. The site lies within a Historic Park and Garden designation adjacent to several listed buildings as well as the Barwick and Aberford Conservation Areas. However, it is considered that the impact on these heritage assets could be mitigated through careful detailed design. The site encompasses a well contained wider landform which is surrounded by mature woodland areas with further scope for significant landscaping works to be incorporated into any development scheme, which will help to assimilate the development and reduce the visual impact from neighbouring historic settlements. The Outer North-East area is already characterised by a pattern of free standing settlements. If developed the new settlement would be situated equi-distance from neighbouring villages of Aberford and Barwick-in-Elmet and is separated from Garforth to the south by the M1. As such no merging of settlements will occur, although it would reduce the greenbelt gap between settlements, but not to a significantly detrimental degree. Whilst it is acknowledged that the site would have an impact on the purposes of Green Belt, Paragraph 82 of the NPPF identifies large scale developments such as new settlements are examples where new Green Belt boundaries could be established in exceptional circumstances.

Site Assessment

Parlington

Site Plan ref: MX2-39 SHLAA ref: 5372A

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
The site fails all accessibility criteria, the size of site is not likely to sustain local facilities other than a primary school or public transport	1

Access comments	
Access could be achieved by way of a new junction on B1217 Aberford Road. A development of this scale will require a number of access points, there are concerns that there are only adopted site frontage is Aberford Road (B1217) which limits access/connectivity opportunities	4

Local network comments	
Significant cumulative impact issues on the local and strategic highway network	4

Mitigation measures	Total score
None identified - to be assessed through TA	9

Highways site support	
Yes with significant mitigation	

Contingent on other sites	

Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	Site located in FZ1. Site is not shown as being at significant risk from surface water flooding.
Cock beck (main river)runs along the western boundary of the site. FZ3 areas along Cock Beck. River Crow (ordinary watercourse/culvert) runs through the site with some associated FZ3 areas. Development should be confined to FZ1 areas only. Any works within 8m of the 'top of the bank' of a Main River will require a 'Flood Risk Activity Environmental Permit' from the Environment Agency prior to works commencing. Site is also located on a principal aquifer. We request that you consult Yorkshire Water on the proposed site allocations in relation capacity issues identified with the sewer network.	

Site Assessment

Parlington

Site Plan ref: MX2-39 SHLAA ref: 5372A

LCC	
Ecology support	Supported with mitigation
Supported with mitigation. Parlington Hollins SEGI (and part of the Leeds Habitat Network) lies within the proposed allocation and Barwick Banks SEGI immediately to the west - both are directly or indirectly threatened by housing development on this site. Otter, badger, and bats associated with Cock Beck and woodland. May be thistle broomrape in adjacent woodland or grassland.	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
It is considered that a significant proportion of the supply of new development (housing and employment) in the Outer North-East HMCA is best achieved through the planning of a purpose built new settlement. The new freestanding settlement could be planned to meet garden village principles and provides a unique opportunity to deliver comprehensive large scale development including high quality new homes, local employment opportunities, new community green spaces and a range of supporting community services and infrastructure within an attractive environment. The allocation of a new settlement site as part of the overall portfolio of allocations is considered to represent the best way of achieving sustainable development whilst meeting the identified development needs of the Outer North East HMCA. Phase 1 of the settlement will be delivered within the plan period; however the wider site could help to ensure the stable delivery of housing in the longer term.	

Site Assessment

Parlington

Site Plan ref: **BL1-42** SHLAA ref: **5372B**

Site Details

Easting	441459	Northing	436353	Site area ha	62.45	SP7	Other
HMCA	Outer North East			Ward	Harewood		

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture
Dwellings

Neighbouring land uses

Agriculture
Managed Forest

Other land uses - None

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

Description

The site is formed by two separate small collections of agricultural fields which are situated to the north and west of the MX2-39 allocation. The site also incorporates former stallions pens to the east which are now in agricultural use and two further small fields beyond. The site is located within the wider Parlington Estate, which is designated as a Historic Park and Garden (Grade II). The site is surrounded by countryside comprising of arable farmland as well as mature and plantation woodland. The site forms a relatively enclosed area of landscape, largely surrounded by mature blocks of woodland which restrict views of the site. It is located between the settlements of Barwick in Elmet, Aberford and Garforth and is situated in close proximity to both the A1 and M1 motorways. The site has limited public access.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% 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	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" 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 %	0.00
Nearest train station	
Nearest train station distance (m)	0.00
Nearest bus stop	
Nearest bus stop distance (m)	0.00

Agricultural classification	
Grade	Percent
Grade 2	26.47
Grade 3	0.86

Site Assessment

Parlington

Site Plan ref: **BL1-42** SHLAA ref: **5372B**

Non-agricultural	0.11
Grade 3b	29.03
Grade 3a	43.54

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes

Coalescence Conclusion No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes

Character Conclusion Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site would form extensions to the central Parlington site proposal and has been considered in conjunction with MX2-39 for its GB impact. Development of the site would create an incursion within the Green Belt and the site forms an important role in safeguarding the countryside from encroachment. The site lies within a Historic Park and Garden designation adjacent to several listed buildings as well as the Barwick and Aberford Conservation Areas. However, it is considered that the impact on these heritage assets could be mitigated through careful detailed design. The site encompasses a well contained wider landform which is surrounded by mature woodland areas with further scope for significant landscaping works to be incorporated into any development scheme, which will help to assimilate the development and reduce the visual impact from neighbouring historic settlements. The Outer North-East area is already characterised by a pattern of free standing settlements. If developed the new settlement would be situated equi-distance from neighbouring villages of Aberford and Barwick-in-Elmet and is separated from Garforth to the south by the M1. As such no merging of settlements will occur, although it would reduce the greenbelt gap between settlements, but not to a significantly detrimental degree. Whilst it is acknowledged that the site would have an impact on the purposes of Green Belt, Paragraph 82 of the

Site Assessment

Parlington

Site Plan ref: **BL1-42** SHLAA ref: **5372B**

NPPF identifies large scale developments such as new settlements are examples where new Green Belt boundaries could be established in exceptional circumstances.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

The site fails all accessibility criteria, the size of site is not likely to sustain local facilities other than a primary school or public transport

Rank (1-5)

1

Access comments

Access could be achieved by way of a new junction on B1217 Aberford Road. A development of this scale will require a number of access points, there are concerns that there are only adopted site frontage is Aberford Road (B1217) which limits access/connectivity opportunities

4

Local network comments

Significant cumulative impact issues on the local and strategic highway network

4

Mitigation measures

None identified - to be assessed through TA

Total score

9

Highways site support

Yes with significant mitigation

Contingent on other sites

MX2-39 - Access

Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding.

Cock beck (main river)runs along the western boundary of the site. FZ3 areas along Cock Beck. River Crow (ordinary watercourse/culvert) runs through the site with some associated FZ3 areas. Development should be confined to FZ1 areas only. Any works within 8m of the 'top of the bank' of a Main River will require a 'Flood Risk Activity Environmental Permit' from the Environment Agency prior to works commencing. Site is also located on a principal aquifer. We request that you consult Yorkshire Water on the proposed site allocations in relation capacity issues identified

Site Assessment

Parlington

Site Plan ref: **BL1-42** SHLAA ref: **5372B**

with the sewer network.

LCC

Ecology support

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Broad location

Submission Draft Plan Allocation Conclusion

It is considered that a significant proportion of the supply of new development (housing and employment) in the Outer North-East HMCA is best achieved through the planning of a purpose built new settlement. The new freestanding settlement could be planned to meet garden village principles and provides a unique opportunity to deliver comprehensive large scale development including high quality new homes, local employment opportunities, new community green spaces and a range of supporting community services and infrastructure within an attractive environment. The allocation of a new settlement site as part of the overall portfolio of allocations is considered to represent the best way of achieving sustainable development whilst meeting the identified development needs of the Outer North East HMCA. Phase 1 of the settlement will be delivered within the plan period; however the wider site could help to ensure the stable delivery of housing in the longer term. The site would form a logical extension to the initial phase 1 Parlington new settlement allocation (MX2-39) and could help boost the sustainability credentials of the site by providing a larger critical mass of development.

Site Assessment

Stourton Grange Farm South

Site Plan ref: HG2-124 SHLAA ref: 1232C

Site Details

Easting	441894	Northing	432247	Site area ha	58.87	SP7	Major Settlement Extension
HMCA	Outer South East			Ward	Garforth and Swillington		

Site Characteristics

Site type 80:20 green/brown

On-site land uses

Agriculture
Dwellings
Water storage
Unmanaged Forest
Shops

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Green belt site. The site comprises agricultural fields, a garden centre (with restaurant), an outdoor clothing store, a static caravan park and a covered reservoir. Bounded by housing (rear gardens) and tree belts to the west, railway line to the north and Selby Road (A63) to the south. The eastern boundary is less well defined.

Spatial relationships

UDP Designations

N32 Greenbelt	99.52	% 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	0.01	
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	0.27	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" 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 % 0.03

Nearest train station	
Nearest train station distance (m)	0.00
Nearest bus stop	
Nearest bus stop distance (m)	0.00

Agricultural classification

Grade	Percent
Grade 2	94.62

Site Assessment

Stourton Grange Farm South

Site Plan ref: HG2-124 SHLAA ref: 1232C

Grade 3	4.46
Urban	0.77
Grade 3b	0.15

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" 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

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion | Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion | No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion | Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

A large site resulting in a significant extension to Garforth. Development is unlikely to lead to unrestricted sprawl and would not result in merging of settlements. The site is well contained on most sides. However, the eastern boundary is less well defined.

Summary of infrastructure provider comments

Site Assessment

Stourton Grange Farm South

Site Plan ref: HG2-124 SHLAA ref: 1232C

LCC Highways Comments

Public transport accessibility comments

10% 4bph, 20% rail, 100% primary education, 40% secondary education, not health

Rank (1-5)

3

Access comments

Large scale development, will require multiple access points, however only significant frontage is on to A63, possible two points of access, plus secondary access on to Severn Dr and Woodlands Drive to access primary school, train and bus. No access to A656 will deter use of Motorway

4

Local network comments

A63 congested development will lead to further delay, split of traffic to M1 not encouraged by access points

4

Mitigation measures

Total score

11

Highways site support

yes, but likely significant external network capacity issues

Contingent on other sites

Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support

Education comments

Flood Risk

Utilities

Gas

Electric

Site Assessment

Stourton Grange Farm South

Site Plan ref: HG2-124 SHLAA ref: 1232C

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Large Green Belt site, dependent on comprehensive development with master-planning. The site is well related to Garforth which is the only major settlement within the HMCA. A large site will improve opportunity for securing new facilities/services compared to smaller sites to the west and north of Garforth. The railway line to the north and road to the south form strong defensible boundaries. Development to include substantial landscaping/planting along the eastern boundary to help retain physical separation of settlements. Part of the site must be reserved for provision of schools.

Site Assessment

Stourton Grange Farm South

Site Plan ref: **BL1-40** SHLAA ref: **1232D**

Site Details

Easting	442594	Northing	432300	Site area ha	88.16	SP7	Major Settlement Extension
HMCA	Outer South East			Ward	Garforth and Swillington		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Large greenfield site to the east of Garforth. The site is well contained on all sides - railway to the north, HG2-124 to the west, Selby Road (A63) to the south and A656 to the east. There is no significant tree cover. The land is flat and gently sloping.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% 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	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" 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 % 0.00

Nearest train station	
Nearest train station distance (m)	0.00
Nearest bus stop	
Nearest bus stop distance (m)	0.00

Agricultural classification

Grade	Percent
Grade 2	95.11
Grade 3b	4.89

Site Assessment

Stourton Grange Farm South

Site Plan ref: **BL1-40** SHLAA ref: **1232D**

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" 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 checked="" type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Whilst the site would result in a significant reduction in the Green Belt gap between Garforth and Micklefield, it would not result in the physical connection of settlements. The A656 would act as a barrier preventing further development to the east.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

100% primary education, fails all other C.S guidance

Rank (1-5)

1

Site Assessment

Stourton Grange Farm South

Site Plan ref: **BL1-40** SHLAA ref: **1232D**

Access comments

Large scale development, will require multiple access points, significant frontage is on to A656 and A63, possible two points of access, secondary access will be required across the allocated site to Severn Dr and Woodlands Drive to access primary school, train and bus to make use of these facilities even possible. Access to A656 will encourage use of Motorway

4

Local network comments

Significant congestion issues, improvements to A63 corridor and M1 J47 will be necessary

4

Mitigation measures

Total score

9

Highways site support

Contingent on other sites

Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation.

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported with mitigation

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Site Assessment

Stourton Grange Farm South

Site Plan ref: **BL1-40** SHLAA ref: **1232D**

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Broad location

Submission Draft Plan Allocation Conclusion

Green Belt site. Site would form a substantial extension to the east of the HG2-124 allocation. The railway line to the north and existing roads to east and south create defensible boundaries. Whilst the site would result in a reduction in the Green Belt between Garforth and Micklefield, it would not lead to the physical connection of settlements.

For more information, please contact:

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Site Allocations Plan

Revised Submission Draft

Background Paper

Leeds Local Plan

Development Plan Document

January 2018