

## Lcc Depot Off Green Lane Yeadon

Site Plan ref: n/a

ELR ref: 2800611

### Site Details

Eastings	420630	Northing	440568	Site area ha	1.5	SP7	
HMCA	Aireborough			Ward	Guiseley and Rawdon		

### Site Characteristics

Site type	Brownfield
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On-site land uses

Storage
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Neighbouring land uses

Office
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Dwellings
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Other land uses - None

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

Description

A LCC highways depot in use. No plans for relocation.
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### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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 %	99.97
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Nearest train station	Guiseley
Nearest train station distance (m)	2417.33
Nearest bus stop	11710
Nearest bus stop distance (m)	126.11

Agricultural classification

Grade	Percent
Urban	100

**Lcc Depot Off Green Lane Yeadon**

Site Plan ref: n/a

ELR ref: 2800611

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 checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Within 5mins walk of frequent bus services - suitable for office use

5

Access comments

Established Access via Focus Way acceptable

5

Local network comments

Congestion on A65

4

Mitigation measures

Total score

14

Highways site support

Yes with mitigation

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	Esholt
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There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

**Environment Agency**

Constraints

FZ1 over 1ha. See comments in our previous I&O consultation.

## Lcc Depot Off Green Lane Yeadon

Site Plan ref: n/a

ELR ref: 2800611

### LCC

Ecology support

Not Supported

Not supported - RED - the site includes mature trees and scrub and a covered water culvert that forms part of the updated 2014 Leeds Habitat Network. The covered culvert should be reopened as part of a scheme to increase physical habitat connectivity from the mill ponds to the east (former Naylor Jennings site) and Engine Fields nature reserve to the north-west.

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Minor surface water flood risk

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

### Other

Heritage England

Natural England

## Conclusions

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site is not available. It is in use as a LCC highways Depot.

## Land to side Netherfield Mills, Netherfield Road, Guiseley

Site Plan ref: EG1-72

ELR ref: 2801270

### Site Details

Eastings	418668	Northing	442456	Site area ha	0.4	SP7	
HMCA	Aireborough			Ward	Guiseley and Rawdon		

### Site Characteristics

Site type	Greenfield
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On-site land uses

Vacant land

Neighbouring land uses

Car Parks

Manufacturing and Wholesale

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

A vacant piece of land adjacent to Netherfield Mills. Flat, with a bit of hard standing and a few trees/shrubs.

### Spatial relationships

#### UDP Designations

Designation	Value	% overlap
N32 Greenbelt	0.00	
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	1.00	
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	Guiseley
Nearest train station distance (m)	308.43
Nearest bus stop	2669
Nearest bus stop distance (m)	69.57

Agricultural classification	
Grade	Percent
Urban	100

**Land to side Netherfield Mills, Netherfield Road, Guiseley**

**Site Plan ref: EG1-72      ELR ref: 2801270**

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	Access on to Netherfield Road OK		<b>4</b>
Local network comments	Congestion on A65		<b>3</b>
Mitigation measures		<b>Total score</b>	<b>12</b>
Highways site support	Yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

## Land to side Netherfield Mills, Netherfield Road, Guiseley

Site Plan ref: EG1-72      ELR ref: 2801270

### Education comments

### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/05396/FU	Single storey side extension to factory	A	100
13/9/00049/MOD	Single storey side extension to factory NON MATERIAL AMENDMENT to 11/05396/FU: West Elevation to amend location of 2 sectional overhead doors, addition of 1 sectional overhead door. Parking amended to suit door relocation and parking space numbers changed to suit operational requirements	M01	100
14/05208/FU	Installation of five hundred and twenty Solar Photovoltaic panels and associated equipment.	A	96

### Conclusions

#### Publication Draft Plan Allocation

General employment allocation

#### Publication Draft Plan Allocation Conclusion

Good employment site, well located in terms of sustainability and compatible with adjacent uses.

## Low Mills Guiseley Ls19

Site Plan ref: n/a

ELR ref: 2802310

### Site Details

Eastings	419407	Northing	441003	Site area ha	7.23	SP7	
HMCA	Aireborough			Ward	Guiseley and Rawdon		

### Site Characteristics

Site type	Greenfield
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#### On-site land uses

Outdoor amenity and open space
Vacant land
Storage
Other
SEGI

#### Neighbouring land uses

Dwellings
SEGI

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	No

#### Description

A sloping site of commercial business use and trees/shrubs/paths with issues of contamination, land fill. Part of the site has been assessed in part for the LOSSRA. It also falls within/adjacent to a SEGI. A very marginal overlap of the GB according to the Spatial Info.

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.01	% 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	1.00	
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 %	35.16
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Nearest train station	Guiseley
Nearest train station distance (m)	1328.43
Nearest bus stop	3957
Nearest bus stop distance (m)	479.39

#### Agricultural classification

Grade	Percent
Urban	100

## Low Mills Guiseley Ls19

Site Plan ref: n/a

ELR ref: 2802310

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

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Within 10mins walk of frequent bus services - suitable for light industrial use

Rank (1-5)

5

##### Access comments

Established access via Ghyll Royd and Milders Road, both have poor footways, Milners Road needs improvement to width and footways including Dibb Lane bend.

3

##### Local network comments

Congestion on A66

4

##### Mitigation measures

Improvements to Milners Road and Dibb Lane

Total score

12

##### Highways site support

Yes with mitigation

##### Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works	Esholt
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There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ3 on half the site to west. See comments in our previous I&O consultation. On historic landfill..Orinary watercourse (Guiseley Beck) runs through site partly culverted.

## Low Mills Guiseley Ls19

Site Plan ref: n/a

ELR ref: 2802310

LCC	
Ecology support	Not Supported
Not supported - RED - Yeadon Brickworks SSSI lies immediately to the south of this proposed allocation- the site's geological exposures abutt proposed employment allocation. The core of this site is lowland mixed deciduous woodland UK BAP priority habitat, which together with Guiseley Beck and grassland are part of the updated 2014 Leeds Habitat Network (Core Strategy Policies G8 and G9). This site also includes a small section of woodland within Engine Fields LNA a disused railway and important wildlife corridor.	

Education comments

Flood Risk
Approximately 40% of the site is shown to be in FZ 3Ai. Surface water flood risk = Low Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

## Conclusions

Publication Draft Plan Allocation
Not allocated for employment use

Publication Draft Plan Allocation Conclusion
The site has been available for over 20 years. The site has now been allocated for housing. There is some potential conflict with the Natural Resources and Waste DPD as there are recycling providers on/adjacent to site.

# Office Element High Royds Hospital Redevelopment Bradford Road Guiseley

Site Plan ref: n/a

ELR ref: 2802330

## Site Details

Easting	417491	Northing	443059	Site area ha	1.28	SP7	
HMCA	Aireborough			Ward	Guiseley and Rawdon		

## Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Part of the Highroyds residential development to convert a vacant hospital.

## 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.	1.00	

### 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	Guiseley
Nearest train station distance (m)	1608.07
Nearest bus stop	6204
Nearest bus stop distance (m)	401.48

Agricultural classification

Grade	Percent
Urban	100

**Office Element High Royds Hospital Redevelopment Bradford Road Guiseley**

Site Plan ref: n/a

ELR ref: 2802330

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" 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?	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?	Yes
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 of settlements

**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	Yes
Does the site include local/national nature conservation areas?	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform 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	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**

Site is washed over by the Green Belt designated as a Major Developed Site in the Green Belt. It is now part of a larger housing scheme for the redevelopment of a listed hospital complex.

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Within 10mins of bus stop - not fully meeting standard	<b>3</b>
Access comments	
Ok within existng planning consent arrangement	<b>5</b>

**Office Element High Royds Hospital Redevelopment Bradford Road Guiseley**

Site Plan ref: n/a

ELR ref: 2802330

Local network comments

included within O/A works

**4**

Mitigation measures

**Total score**

**12**

Highways site support

Yes

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

**Yorkshire Water**

Treatment Works	Esholt
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Appropriate stand-off distances/diversion may be required for all infrastructure

**Environment Agency**

Constraints	
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FZ1 over 1ha. See comments in our previous I&O consultation.

**LCC**

Ecology support	Supported
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Supported

Education comments

Flood Risk

Flood Zone 1  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas	
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Electric

Fire and Rescue

Telecoms

**Other**

Heritage England	
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**Office Element High Royds Hospital Redevelopment Bradford Road Guiseley**

Site Plan ref: n/a

ELR ref: 2802330

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/02213/COND	Consent, agreement or approval required by conditions 9, 29, 39, 40, 44, and 46 of Planning Application 28/198/03/FU	A	100
11/03516/COND	Consent, agreement or approval required by conditions 11, 28 and 29 of Planning Application 28/198/03/FU	A	100
14/9/00057/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches, NON MATERIAL AMENDMENT to 28/198/03/FU: Plot 230 only plot 229 to be as original planning consent ref 28/198/03/FU Plot 230 minor modifications to internal layout; some consequential amendments to external opening and site plan.	M01	100
11/9/00039/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches, NON MATERIAL AMENDMENT: Minor modifications to scheme for building 13. Some consequential amendments to external openings and site planning	M01	100
11/9/00192/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON-MATERIAL AMENDMENT TO 28/198/03/FU: Modifications to internal layout of building XVII, and amendments to external openings and site plan	M05	100
12/02344/COND	Consent, agreement or approval required by condition 11 of Planning Application 28/198/03/FU	INT	100
12/9/00105/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: Amendment to internal layout of building 1 which has led to consequential amendments to external openings and site plan	M01	100
13/9/00060/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: Amendment to internal layout of conversion scheme to building 8, some consequential amendments to external openings and site plan	M04	100
14/01187/COND	Consent, agreement or approval required by conditions 9, 29, 40 and 46 of Planning Application 28/198/03/FU	A	100
14/9/00122/MOD	Listed building application to alter and demolish part of hospital to form dwellings creche medical & offices NON MATERIAL AMENDMENT to 28/199/03/LI: Modifications to the internal layout of the Planning Approved conversion scheme to Block 2; some consequential amendments to External openings and the Site Plan.	M04	100
13/9/00093/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: Modifications to internal layout of the approved conversion scheme to building 8; some consequential amendments to external openings and site plan	M01	100

**Office Element High Royds Hospital Redevelopment Bradford Road Guiseley**

Site Plan ref: n/a

ELR ref: 2802330

App Number	Proposal	Decision	% of site
14/9/00121/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: Modifications to the internal layout of the Planning Approved conversion scheme to Block 2; some consequential amendments to External opening and the site plan	<b>M01</b>	100
14/05511/LI	Listed Building application for conversion of former hospital buildings including administration block and isolation block to 51 dwellings.	<b>W</b>	66
10/9/00085/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches, NON MATERIAL AMENDMENT: Minor modifications to internal layout of the planning approved conversion scheme to building 12. Some consequential amendments to external openings and site plan	<b>M01</b>	100
14/00431/COND	Consent, agreement or approval required by conditions 2, 6, 8, 29, 40, 44 and 46 of Planning Application 28/198/03/FU	<b>A</b>	100
14/9/00055/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: internal layout of the planning approved conversion scheme to Block 5; some consequential amendments to external openings and site plan.	<b>M01</b>	100
14/02212/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5, 12, 13, 14, 15 and 16 of Planning Application 28/199/03/LI	<b>W</b>	100
10/04543/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16 and 17 of Planning Application 28/199/03/LI	<b>SPL</b>	100
13/01977/COND	Consent, agreement or approval required by conditions 9, 29, 39, 40, 44, 46 and 49 of Planning Application 28/198/03/FU		100
14/01189/COND	Consent, agreement or approval required by conditions 2, 3, 5, 12, 13, 14, 15 and 16 of Planning Application 28/199/03/LI	<b>A</b>	100
14/05510/FU	Erection of 24 detached and two semi-detached dwellings and conversion of former hospital buildings including the administration block and isolation block to 51 dwellings	<b>W</b>	66

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Not deemed to be an acceptable location for office use. Subsequent consent for residential granted.

# Airport West Ph4 Warren House Lane Yeadon Ls19

Site Plan ref: n/a

ELR ref: 2900895

## Site Details

Easting	422138	Northing	441931	Site area ha	1.03	SP7	
HMCA	Aireborough			Ward	Otley and Yeadon		

## Site Characteristics

Site type	Greenfield
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On-site land uses

Vacant land
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Neighbouring land uses

Vacant land
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Office
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Other land uses - None

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

Description

Part of a larger development site identified as a key business park in the UDP.
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## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	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	Guiselley
Nearest train station distance (m)	3290.98
Nearest bus stop	8308
Nearest bus stop distance (m)	111.00

### Agricultural classification

Grade	Percent
Grade 4	100

**Airport West Ph4 Warren House Lane Yeadon Ls19**

Site Plan ref: n/a

ELR ref: 2900895

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Within 5mins walk of frequent bus services - suitable for office use	<b>5</b>
<b>Access comments</b> Established access from Warren House Lane	<b>5</b>
<b>Local network comments</b> Congestion on A658, A65, A660	<b>4</b>
<b>Mitigation measures</b> Where use is intensified over existing consent, mitigation will be sought	<b>Total score</b> <b>14</b>
<b>Highways site support</b> Yes with mitigation	
<b>Contingent on other sites</b>	

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	FZ1 under 1ha. See comments in our previous I&O consultation.
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**LCC**

Ecology support	Supported
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## Airport West Ph4 Warren House Lane Yeadon Ls19

Site Plan ref: n/a

ELR ref: 2900895

### Education comments

### Flood Risk

#### Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History

 Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/03387/FU	Detached restaurant with associated access and landscaping	A	82
14/05088/ADV	Signage to proposed new restaurant	A	82
14/07042/COND	Consent, agreement or approval required by conditions 3, 4, 17 and 18 of Planning Application 14/03387/FU	A	82

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Site removed from supply as detached restaurant scheme approved under 14/03387/FU at Airport West Business Park, Warren House Lane, Yeadon.

# Land at Carlton Moor / Leeds Bradford Airport

Site Plan ref: EG3

ELR ref: 2901660

## Site Details

Easting	422886	Northing	442057	Site area ha	36.23	SP7	
HMCA	Aireborough			Ward	Otley and Yeadon		

## Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
-------------

Neighbouring land uses

Agriculture
-------------

Terminals and Interchanges
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Dwellings
-----------

Storage
---------

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	

Description

Large site in agricultural use bordered by significant tree belt to north east. Adjacent to the Airport Industrial Estate to the west. Leeds Bradford International Airport lies to the south beyond beck, field and White House Lane.

## 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 %	99.68
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Nearest train station	Horsforth
Nearest train station distance (m)	3296.30
Nearest bus stop	4281
Nearest bus stop distance (m)	586.44

Agricultural classification	
Grade	Percent
Grade 4	7.63
Grade 3b	89.23
Grade 3a	3.14

## Land at Carlton Moor / Leeds Bradford Airport

Site Plan ref: EG3

ELR ref: 2901660

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 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?	No
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 of settlements

#### 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	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site does not perform 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

The site is relatively well contained by existing features which would limit the likelihood of urban sprawl occurring.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Within 10mins walk to a 12min frequency bus service at the airport, via site EG1-3	4
Access comments	Rank (1-5)
Either access through site EG1-3 with enlargement of roundabout on Whitehouse Lane or onto Dean Lane / Old Otley Road, which are currently unsuitable for significant increase in traffic	2

**Land at Carlton Moor / Leeds Bradford Airport**

**Site Plan ref: EG3**

**ELR ref: 2901660**

Local network comments

Dean Lane / Old Otley Road unsuitable in current arrangement. Whitehouse Lane also would require upgrade and roundabout improvements, congestion on A658 between A65 and A660

**2**

Mitigation measures

Significant mitigation required either through connection to the proposed Airport Link Road if the chosen route allows this or through substantial works to the surrounding highway network

**Total score**

**8**

Highways site support

Yes with mitigation

Contingent on other sites

**Highways England**

Impact	Network Status

**Network Rail**

**Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints

**LCC**

Ecology support

Education comments

Flood Risk

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

**Land at Carlton Moor / Leeds Bradford Airport**

**Site Plan ref: EG3**

**ELR ref: 2901660**

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Natural England

**Conclusions**

Publication Draft Plan Allocation

General employment allocation

Publication Draft Plan Allocation Conclusion

Additional employment needs were identified in the outer north west and Aireborough areas which can be met on this site, in parallel with LBIA ambitions to grow the airport. The impact on the Green Belt minimised because of clearly defined boundaries and sunken topography which means the site is not highly visible. It is also adjacent to the operational boundary of the airport and access will be provided from the planned link road between the A65 and A658 which will divert freight away from the settlement of Yeadon. Release of the site for development will be phased through Policy SP12 of the Core Strategy, proposed Policy EG3 of the Site Allocations Plan and preparation of a Supplementary Planning Document to ensure that land use, transport infrastructure, effects on the landscape and other matters are properly planned.

## Kidacre Street - former gas works site

Site Plan ref: n/a

ELR ref: 2000721

### Site Details

Eastings	430204	Northing	432408	Site area ha	4.31	SP7	
HMCA	City Centre			Ward	City and Hunslet		

### Site Characteristics

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

#### On-site land uses

Energy production and distribution
------------------------------------

#### Neighbouring land uses

Manufacturing and Wholesale
-----------------------------

Storage
---------

Other land uses - None

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

#### Description

Gas works site including gas holders and distribution works
---

### Spatial relationships

#### UDP Designations

Designation	Value	% overlap
N32 Greenbelt	0.00	
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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

#### Core Strategy

Main Urban Area	100.00	% 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 %	0.27
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Nearest train station	Leeds City
Nearest train station distance (m)	935.36
Nearest bus stop	12870
Nearest bus stop distance (m)	193.74

#### Agricultural classification

Grade	Percent
Urban	100

**Kidacre Street - former gas works site**

Site Plan ref: n/a

ELR ref: 2000721

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" 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 checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

**Summary of infrastructure provider comments**

**Highways England**

Impact	Major impact	Network Status	Likely to require significant physical mitigation
B1 impact. C3 no material impact			

**Network Rail**

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**Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints

**LCC**

Ecology support	Supported
Supported	

**Education comments**

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**Flood Risk**

--

**Utilities**

Gas

**Electric**

--

**Fire and Rescue**

--

**Telecoms**

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**Other**

Heritage England

**Natural England**

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**Kidacre Street - former gas works site**

**Site Plan ref: n/a**

**ELR ref: 2000721**

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**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

The line of HS2 runs through the core of the site. Whilst some office/residential development may be possible on the fringes of the site beyond the safeguarding line, there is uncertainty over what land will be required for construction and uncertainty over detailed plans and timescales. Therefore, allocations cannot be proposed until there is more certainty about land availability and timing.

# Leathley Road & Cross Myrtle Street LS11

Site Plan ref: EG2-22 ELR ref: 2000950

## Site Details

Eastings	430384	Northing	432209	Site area ha	0.16	SP7	
HMCA	City Centre			Ward	City and Hunslet		

## Site Characteristics

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

On-site land uses

Vacant land
-------------

Neighbouring land uses

Energy production and distribution
------------------------------------

Manufacturing and Wholesale
-----------------------------

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

Linear site running north-south between Cross Myrtle St and the disused railway cutting. On the west side of Cross Myrtle St is the gas holder site (1217). Overlaps with site 2013 that is blighted by HS2. The site to the north is already allocated as a waste site in the Natural Resources and Waste DPD

## Spatial relationships

### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

### Core Strategy

Main Urban Area	100.00	% 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 %	0.61
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	1201.49
Nearest bus stop	11274
Nearest bus stop distance (m)	213.57

Agricultural classification

Grade	Percent
Urban	100

**Leathley Road & Cross Myrtle Street LS11**

**Site Plan ref: EG2-22      ELR ref: 2000950**

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Good accessibility	<b>4</b>
Access comments	
Accesses to adopted highway achievable	<b>4</b>
Local network comments	
local congestion issues	<b>3</b>
Mitigation measures	<b>Total score</b>
Access improvements, removal on on-street parking required for access, bus stop improvements	<b>11</b>
Highways site support	
Yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster.			

**Network Rail**

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**Yorkshire Water**

Treatment Works	Knothrop
Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

**Environment Agency**

Constraints	

## Leathley Road & Cross Myrtle Street LS11

Site Plan ref: EG2-22

ELR ref: 2000950

### LCC

Ecology support Supported  
Supported

### Education comments

### Flood Risk

Parts of site in Flood Zone 3. (Note: this may be due to inaccuracies of the Flood Map. FRA therefore needs to demonstrate whether or not the site is at risk).  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/05571/FU	Use of vacant land as coach parking with detached prefabricated drivers' office	A	100
14/03405/FU	Temporary retrospective change of use of vehicle storage to self-store container storage (use class B8) with associated access and parking	R	100
15/01968/FU	Temporary retrospective change of use of vehicle storage to self-store container storage (use class B8) for 42 containers with associated access and parking	A	100
10/04177/COND	Consent, agreement or approval required by conditions 9, 10 and 12 of Planning Application 09/05571/FU	R	100

### Conclusions

#### Publication Draft Plan Allocation

General employment allocation

#### Publication Draft Plan Allocation Conclusion

Site suitable and available to be allocated for general employment. The site to the north is already allocated as a waste site in the Natural Resources and Waste DPD. There have been previous permissions for business units.

**S/o 20-22 Manor Road Holbeck LS11**

Site Plan ref: n/a

ELR ref: 2004179

**Site Details**

Easting	429736	Northing	432662	Site area ha	0.38	SP7	
HMCA	City Centre			Ward	City and Hunslet		

**Site Characteristics**

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

On-site land uses

Dwellings
-----------

Neighbouring land uses

Vacant land
-------------

Manufacturing and Wholesale
-----------------------------

Car Parks
-----------

Other land uses - None

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

Description

Block of flats completed at the start of the Plan period.
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**Spatial relationships****UDP Designations**

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

**Core Strategy**

Main Urban Area	100.00	% 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	Leeds City
Nearest train station distance (m)	531.32
Nearest bus stop	12632
Nearest bus stop distance (m)	206.99

Agricultural classification	
Grade	Percent
Urban	100

**S/o 20-22 Manor Road Holbeck LS11**

Site Plan ref: n/a

ELR ref: 2004179

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Within 10mins of bus stop - not fully meeting standard	<b>3</b>
Access comments Access from Sidall St or Manor road	<b>5</b>
Local network comments Small site low impact	<b>4</b>
Mitigation measures HUV public realm works	<b>Total score</b> <b>12</b>
Highways site support Yes	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
Appropriate stand-off distances/diversion may be required for all infrastructure	

**Environment Agency**

Constraints	
Site in FZ2. See comments in our previous I&O consultation	

**LCC**

Ecology support	Supported
Supported	

**S/o 20-22 Manor Road Holbeck LS11**

**Site Plan ref: n/a**

**ELR ref: 2004179**

Education comments

Flood Risk

Site is located in Flood Zone 2. Less vulnerable uses, such as offices are appropriate for the site.  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site no longer available. Mixed use predominantly residential scheme completed in December 2008.

# Land Off Manor Road Ingram Row & Sweet Street

Site Plan ref: n/a

ELR ref: 2004330

## Site Details

Easting	429803	Northing	432624	Site area ha	1.92	SP7	
HMCA	City Centre			Ward	City and Hunslet		

## Site Characteristics

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

On-site land uses

Car Parks
-----------

Neighbouring land uses

Dwellings
-----------

Office
--------

Other land uses - None

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

Description

Almost rectangular site between Manor Road to the north and Sweet St to the south and Ingram St to the west and St Barnabas Rd to the east. Currently in use as a temporary surface car park with temporary planning permission to February 2017.

## Spatial relationships

### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

### Core Strategy

Main Urban Area	100.00	% 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 %	15.23
-----------------	-------

Nearest train station	Leeds City
Nearest train station distance (m)	578.28
Nearest bus stop	2873
Nearest bus stop distance (m)	193.30

Agricultural classification	
Grade	Percent
Urban	100

**Land Off Manor Road Ingram Row & Sweet Street**

Site Plan ref: n/a

ELR ref: 2004330

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Access from Ingram Street and Manor Road	<b>5</b>
Local network comments Congestion Meadow Road	<b>3</b>
Mitigation measures Meadow Road improvements	<b>Total score</b> <b>13</b>
Highways site support Yes	
Contingent on other sites	

**Highways England**

Impact	Major impact	Network Status	Likely to require significant physical mitigation
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**Network Rail**

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**Yorkshire Water**

Treatment Works
Appropriate stand-off distances/diversion may be required for all infrastructure

**Environment Agency**

Constraints
Site within FZ 2. See comments in our previous I&O consultation

**LCC**

Ecology support	Supported
Supported	

## Land Off Manor Road Ingram Row & Sweet Street

Site Plan ref: n/a

ELR ref: 2004330

### Education comments

### Flood Risk

Site is located in Flood Zone 2. Less vulnerable uses, such as offices are appropriate for the site.  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/04641/FU	Mixed-use, multi-level development comprising the erection of 4 new buildings, with 744 residential apartments, 713sqm of flexible commercial floorspace (A1-A5, B1, D1, D2 use classes), car parking, landscaping and public amenity space	A	73

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Site not available for office development. Planning application for housing scheme approved.

## Office Elements Harewood Quarter LS2

Site Plan ref: n/a

ELR ref: 2004730

### Site Details

Eastings	430556	Northing	433759	Site area ha	6.78	SP7	
HMCA	City Centre			Ward	City and Hunslet		

### Site Characteristics

Site type	Brownfield
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On-site land uses

Car Parks
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Neighbouring land uses

Shops
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Office
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Other land uses - None

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

Description

The Victoria Gate scheme (formerly known as the Harewood Quarter) divides into Phase I south of Eastgate and Phase II north of Eastgate. Phase I is under construction (2014 -2016) and Phase II is under discussion with the developer.

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	81.83	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

#### Core Strategy

Main Urban Area	100.00	% 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 %	43.34
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Nearest train station	Leeds City
Nearest train station distance (m)	1033.48
Nearest bus stop	11056
Nearest bus stop distance (m)	50.93

Agricultural classification

Grade	Percent
Urban	100

**Office Elements Harewood Quarter LS2**

Site Plan ref: n/a

ELR ref: 2004730

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	Reliant on City centre car parks or public transport		<b>5</b>
Local network comments	Improvement works agreed for the development		<b>5</b>
Mitigation measures	Various city centre improvements	<b>Total score</b>	<b>15</b>
Highways site support	Yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	Appropriate stand-off distances/diversion will be required for all infrastructure
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**Environment Agency**

Constraints	FZ2 & 3 (Eastern half of site). See comments in our previous I&O consultation
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**LCC**

Ecology support	Supported
Supported	

## Office Elements Harewood Quarter LS2

Site Plan ref: n/a

ELR ref: 2004730

### Education comments

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### Flood Risk

??Site is over 6 ha?? Site is located predominantly in Flood Zone 1. The NE corner of the site is located in Flood Zone 3A(i), however, Office Uses are still appropriate for this location.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

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#### Electric

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#### Fire and Rescue

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#### Telecoms

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### Other

#### Heritage England

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#### Natural England

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### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/01477/EXT	Extension of time period for application 06/03333/OT for major redevelopment involving mixed use to provide retail stores, restaurants, bars and offices within use classes A1, A2, A3, A4, A5 and B1 and housing (class C3), cinema (class D2), gym (class D2), medical centre (class D1), church drop in facility, creche (class D1) and hotel (class C1), with associated highways works, open space, landscaping, car parking, pedestrian facilities and re-alignment of culvert	A	100
12/9/00055/MOD	Outline application for major redevelopment, including demolition, involving mixed use to provide retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), gym (D2 Use Class), medical centre, creche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities; with new squares and public realm, landscaping, car parking and associated highway works NON MATERIAL AMENDMENT to 11/01000/OT: Amendment to description to refer to leisure use (D2 use class) instead of gym (D2 use class)	M01	84
09/9/00291/MOD	Outline application for major redevelopment involving mixed use to provide retail stores, restaurants, bars and offices within use classes A1,A2,A3,A4,A5 and B1 and housing (class C3), cinema (class D2), gym (class D2), medical centre (class D1), church drop in facility, creche (class D1) and hotel (class C1), with associated highways works, open space, landscaping, car parking, pedestrian facilities and re-alignment of culvert NON MATERIAL AMENDMENT: Minor amendment to junction design A3 agreed with LCC Highways.	M01	100

## Office Elements Harewood Quarter LS2

Site Plan ref: n/a

ELR ref: 2004730

App Number	Proposal	Decision	% of site
12/9/00233/MOD	NON MATERIAL AMENDMENT to 12/03002/OT: Variation of wording to conditions 9, 18 and 54; amendment to approved parameters of Plot HQ1	M01	84
14/9/00061/MOD	Outline application for major redevelopment, including demolition, involving mixed use to provide retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), Leisure use (D2 Use Class), casino use, medical centre, creche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities; with new squares and public realm, landscaping, car parking and associated highway works.NON MATERIAL AMENDMENT to 12/03002/OT: Amendments to wording of conditions 23, 24, 25, 26, 28, 41 and 51	M01	84
12/9/00098/MOD	NON MATERIAL AMENDMENT to 11/01000/OT: To amend the development description to read Outline application for major redevelopment, including demolition, involving mixed use to provide retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), Leisure use (D2 Use Class), Casino Use, medical centre, creche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities; with new squares and public realm, landscaping, car parking and associated highway works	M01	84
12/03002/OT	Variation of condition 3 of planning permission 11/01000/OT to allow for leisure use (D2 use class) and casino use (sui generis) as part of a retail-led mixed use	A	84
14/03464/COND	Consent, agreement or approval required by conditions 20, 28, 32, 33, 44 and 45 of Planning Application 12/03002/OT	A	84
11/01000/OT	Outline application for major redevelopment, including demolition, involving mixed use to provide retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), Leisure use (D2 Use Class), casino use, medical centre, creche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities; with new squares and public realm, landscaping, car parking and associated highway works.	A	84
14/01876/COND	Consent, agreement or approval required by conditions 5, 16, 30, 31, 34, 35, 36, 44, 45, 49, 50 and 52 of Planning Application 12/03002/OT	A	84

### Conclusions

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Whilst an original outline permission contained 9260sqm of office space, as reflected in Issues and Options, Phase II of the Victoria Gate scheme is expected to have no office content.

## 9, 10 & 12 South Parade Leeds LS1 5QS

Site Plan ref: n/a

ELR ref: 2004790

### Site Details

Easting	429828	Northing	433711	Site area ha	0.14	SP7	
HMCA	City Centre			Ward	City and Hunslet		

### Site Characteristics

Site type	Brownfield
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#### On-site land uses

Office
Vacant building

#### Neighbouring land uses

Office
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Other land uses - None

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

#### Description

Office buildings on south side of South Parade
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### Spatial relationships

#### UDP Designations

Designation	Value	% overlap
N32 Greenbelt	0.00	
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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

#### Core Strategy

Main Urban Area	100.00	% 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 %	0.01
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Nearest train station	Leeds City
Nearest train station distance (m)	537.20
Nearest bus stop	4019
Nearest bus stop distance (m)	34.22

#### Agricultural classification

Grade	Percent
Urban	100

**9, 10 & 12 South Parade Leeds LS1 5QS**

Site Plan ref: n/a

ELR ref: 2004790

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	Existing access from Bedford St		<b>5</b>
Local network comments	existing use on site, low additional impact if redeveloped		<b>5</b>
Mitigation measures		<b>Total score</b>	<b>15</b>
Highways site support	Yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	FZ1 under 1ha. See comments in our previous I&O consultation
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**LCC**

Ecology support	Supported
Supported	

**9, 10 & 12 South Parade Leeds LS1 5QS**

Site Plan ref: n/a

ELR ref: 2004790

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/03490/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of Planning Application 10/02312/FU	A	77
10/9/00067/MOD	New 4th floor and extensions to ground and first floors including part new frontage and new cladding to office NON MATERIAL AMENDMENT: Include condition to list all approved drawings relating to the approval.	M01	77
10/02312/FU	Variation to condition 1 of non material amendment 10/9/00067/MOD (previous approval 09/02975/FU) relating to re-configuration of entrance staircase	A	77
09/02975/FU	New 4th floor and extensions to ground and first floors including part new frontage and new cladding to office	A	77
10/9/00107/MOD	New 4th floor and extensions to ground and first floors including part new frontage and new cladding to office NON MATERIAL AMENDMENT: Changes to floor plans and elevations to incorporate new entrance stairs to reception area	M04	77
09/04679/COND	Consent, agreement or approval required by conditions 1, 2, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of Planning Application 09/02975/FU	A	77
09/9/00340/MOD	New 4th floor and extensions to ground and first floors including part new frontage and new cladding to office NON MATERIAL AMENDMENT: Ground floor revision to reposition the disabled access lift and reconfigure the reception area to suit	M01	77
10/01787/FU	Addition of two roller shutters to entrance area of office block	A	77

## 9, 10 & 12 South Parade Leeds LS1 5QS

Site Plan ref: n/a

ELR ref: 2004790

App Number	Proposal	Decision	% of site
10/01944/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of Planning Application 09/05013/FU	A	77
10/9/00108/MOD	Amendment to approval 09/02975/FU for alterations to 4th floor layout and amendment to reception area glazing and disabled access lift location (09/05013)NON MATERIAL AMENDMENT: Revised floor plans and elevations to allow for new entrance stairs to reception area	M04	77
10/01490/COND	Consent, agreement or approval required by conditions 3, 4, 7 and 8 of Planning Application 09/02975/FU	A	77
09/05013/FU	Amendment to approval 09/02975/FU for alterations to 4th floor layout and amendment to reception area glazing and disabled access lift location	A	77
10/03492/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of Planning Application 10/02313/FU	A	77
10/02313/FU	Variation to condition 2 of previous approval 09/05013/FU relating to internal layouts	A	77

### Conclusions

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Offices (09/02975/FU) – Completed 01/03/2012 - before the base date of the plan.

# Arches 1 - 8 Church Walk LS2

Site Plan ref: n/a

ELR ref: 2005030

## Site Details

Eastings	430627	Northing	433376	Site area ha	0.21	SP7	
HMCA	City Centre			Ward	City and Hunslet		

## Site Characteristics

Site type	Brownfield
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On-site land uses

Education
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Neighbouring land uses

Transport tracks and ways
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Other land uses - None

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

Description

Site comprises of bays under the railway arches at Church Walk
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## Spatial relationships

### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

### Core Strategy

Main Urban Area	100.00	% 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 %	3.50
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Nearest train station	Leeds City
Nearest train station distance (m)	953.17
Nearest bus stop	10686
Nearest bus stop distance (m)	78.15

Agricultural classification

Grade	Percent
Urban	100

**Arches 1 - 8 Church Walk LS2**

Site Plan ref: n/a

ELR ref: 2005030

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	Access from Kirkgate		<b>5</b>
Local network comments	Small site low impact		<b>5</b>
Mitigation measures		<b>Total score</b>	<b>15</b>
Highways site support	Yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	FZ2&3 (within site apart from northern boundry and south west corner of site). See comments in our previous I&O consultation
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**LCC**

Ecology support	Supported
Supported	

## Arches 1 - 8 Church Walk LS2

Site Plan ref: n/a

ELR ref: 2005030

### Education comments

### Flood Risk

Site is located in Flood Zones 1, 2 and 3A(i). Offices are appropriate for all 3 zones, however, a FRA is required for development in zones 2 and 3. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/05439/FU	Use of vacant railway arches as use classes A1, A2, A3, A4,A5 and B1, with new frontages and mezzanine floor to each arch	A	100
11/00526/COND	Consent, agreement or approval required by conditions 4, 5, 6, 7, 8, 15, 16, 18 and 21 of Planning Application 09/05439/FU	SPL	100

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Site not available as it is being used for day nursery

**11-14 Bond Court LS1**

Site Plan ref: n/a

ELR ref: 2005050

**Site Details**

Eastings	429903	Northing	433574	Site area ha	0.01	SP7	
HMCA	City Centre			Ward	City and Hunslet		

**Site Characteristics**

Site type	Brownfield
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On-site land uses

Office
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Neighbouring land uses

Office
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Other land uses - None

Topography	Flat	Landscape	
Boundaries		Road front	No

Description

Building on south side of Bond Court
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**Spatial relationships****UDP Designations**

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

**Core Strategy**

Main Urban Area	100.00	% 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	Leeds City
Nearest train station distance (m)	437.21
Nearest bus stop	1131
Nearest bus stop distance (m)	39.88

**Agricultural classification**

Grade	Percent
Urban	100

**11-14 Bond Court LS1**

Site Plan ref: n/a

ELR ref: 2005050

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	As existng building		<b>5</b>
Local network comments	Small site low impact		<b>5</b>
Mitigation measures		<b>Total score</b>	<b>15</b>
Highways site support	Yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	FZ1 under 1ha. See comments in our previous I&O consultation
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**LCC**

Ecology support	Supported
Supported	

## 11-14 Bond Court LS1

Site Plan ref: n/a

ELR ref: 2005050

### Education comments

### Flood Risk

#### Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/03717/FU	Change of use of ground floor sandwich bar to office (B1 use)	A	100
10/01331/COND	Consent, agreement or approval required by conditions 2, 3 and 4 of Planning Application 09/04202/LI	A	100
10/04781/COND	Consent, agreement or approval required by conditions 1, 2 and 3 of Planning Application 09/03717/FU	W	100
09/04202/LI	Listed Building Application to carry out alterations to ground floor sandwich bar to form office (B1 use)	A	100

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Change of use 09/03717/FU completed before base date of plan.

## Hunslet Lane Hunslet Leeds

Site Plan ref: EO2-9

ELR ref: 2005400

### Site Details

Easting	430485	Northing	432621	Site area ha	0.28	SP7	
HMCA	City Centre			Ward	City and Hunslet		

### Site Characteristics

Site type	Brownfield
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On-site land uses

Storage
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Neighbouring land uses

Education
-----------

Other land uses - None

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

Description

Linear building with historical use for storage and offices. Potential to redevelop to provide modern offices.

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

#### Core Strategy

Main Urban Area	100.00	% 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	Leeds City
Nearest train station distance (m)	976.60
Nearest bus stop	14271
Nearest bus stop distance (m)	126.55

Agricultural classification

Grade	Percent
Urban	100

**Hunslet Lane Hunslet Leeds**

Site Plan ref: **EO2-9**

ELR ref: **2005400**

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Access onto Butterley Street	<b>5</b>
Local network comments Pedestrian / Cycle connectivity needs expanding	<b>4</b>
Mitigation measures Pedestrian / cycle improvements	<b>Total score</b> <b>14</b>
Highways site support yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

## Hunslet Lane Hunslet Leeds

Site Plan ref: EO2-9

ELR ref: 2005400

### Education comments

### Flood Risk

Site is located entirely within SFRA FZ 3A(ii). However, the Leeds FAS modelling indicates that the current standard of protection is 1 in 75 yrs and once the FAS comes into operation the site will be protected to 1 in 100 yrs. Detailed FRA required for any development. Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/03025/FU	Change of use of former soft play centre to warehousing & distribution (use class B8) with small factory shop and ancillary offices	A	100

### Conclusions

#### Publication Draft Plan Allocation

Office allocation

#### Publication Draft Plan Allocation Conclusion

Site suitable for redevelopment to provide linear office building

# Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter

Site Plan ref: n/a

ELR ref: 2005500

## Site Details

Eastings	430901	Northing	433436	Site area ha	1.07	SP7	
HMCA	City Centre			Ward	City and Hunslet		

## Site Characteristics

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

### On-site land uses

General
Manufacturing and Wholesale
Office
Residential institution

### Neighbouring land uses

Office
Storage
Dwellings

Other land uses - None

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

### Description

Lozenge shaped site bounded by York St to the north, Duke St to the south west and Marsh Lane to the east. It has the railway viaduct running east-west through the site, with arches in various business uses. North of the railway facing York St is the hostel and a number of business uses. South of the railway is a drop-in-centre and the Coop Funeral services building.

## Spatial relationships

### UDP Designations

Designation	Value	% overlap
N32 Greenbelt	0.00	
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	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

### Core Strategy

Main Urban Area	100.00	% 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 %	22.47
-----------------	-------

Nearest train station	Leeds City
Nearest train station distance (m)	1233.21
Nearest bus stop	6451
Nearest bus stop distance (m)	36.98

### Agricultural classification

Grade	Percent
Urban	100

**Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter**

Site Plan ref: n/a

ELR ref: 2005500

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	Use existing access locations		<b>5</b>
Local network comments	Modest additional impact due to existng uses		<b>4</b>
Mitigation measures		<b>Total score</b>	<b>14</b>
Highways site support	Yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

**Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter**

Site Plan ref: n/a

ELR ref: 2005500

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Majority of buildings on site are fully occupied. Land not available for redevelopment

# Kirkstall Road Car Park

Site Plan ref: EO2-6

ELR ref: 2005630

## Site Details

Easting	429020	Northing	433621	Site area ha	0.74	SP7	
HMCA	City Centre			Ward	City and Hunslet		

## Site Characteristics

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

On-site land uses

Car Parks
-----------

Neighbouring land uses

Office
--------

Hotels, boarding and guest houses
-----------------------------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Island road site currently in use as a surface car park. Potential to develop multi-storey buildings as well as lay out greenspace.
---

## Spatial relationships

### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

### Core Strategy

Main Urban Area	100.00	% 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 %	96.30
-----------------	-------

Nearest train station	Leeds City
Nearest train station distance (m)	797.73
Nearest bus stop	12034
Nearest bus stop distance (m)	143.35

Agricultural classification	
Grade	Percent
Urban	100

**Kirkstall Road Car Park**

Site Plan ref: E02-6

ELR ref: 2005630

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments		<b>Rank (1-5)</b>
Meets PT accessibility and standards but lacking in local services		<b>4</b>
Access comments		
Access possible via existing car park arrangements		<b>4</b>
Local network comments		
Congestion on West St Gyratory, Ring Road and Armley Gyratory, pedestrian access poor		<b>3</b>
Mitigation measures		<b>Total score</b>
Improvements to surrounding network for traffic and pedestrians		<b>11</b>
Highways site support		
Yes with mitigation		
Contingent on other sites		

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

## Kirkstall Road Car Park

Site Plan ref: E02-6

ELR ref: 2005630

### Education comments

### Flood Risk

Site entirely located within SFRA FZ3A(ii). Source is River Aire. A detailed FRA is required for any development. Surface water flood risk = Low  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

## Conclusions

### Publication Draft Plan Allocation

Office allocation

### Publication Draft Plan Allocation Conclusion

Site originally advanced as a mixed use residential opportunity, but residential no longer considered suitable because of road island setting. Part of the site would be suitable for a multi storey office building. Part would be suitable as a multi-storey car park. Part should be provided as greenspace

## Leeds Club Albion Place

Site Plan ref: n/a

ELR ref: 2005640

### Site Details

Easting	430111	Northing	433623	Site area ha	0.07	SP7	
HMCA	City Centre			Ward	City and Hunslet		

### Site Characteristics

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

On-site land uses

Amusement and show places
---------------------------

Neighbouring land uses

Office
--------

Restaurants and Cafes
-----------------------

Other land uses - None

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

Description

3-4 storey historic building in use as a venue for weddings, parties, conferences etc.
--

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	100.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

#### Core Strategy

Main Urban Area	100.00	% 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	Leeds City
Nearest train station distance (m)	601.57
Nearest bus stop	1860
Nearest bus stop distance (m)	137.73

Agricultural classification

Grade	Percent
Urban	100

**Leeds Club Albion Place**

Site Plan ref: n/a

ELR ref: 2005640

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments	Rank (1-5)
Access only available as existng via Albion St	<b>3</b>
Local network comments	Rank (1-5)
small site, existng use	<b>4</b>
Mitigation measures	Total score
	<b>12</b>
Highways site support	
yes	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

## Leeds Club Albion Place

Site Plan ref: n/a

ELR ref: 2005640

### Education comments

### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/03542/FU	Access ramp to front; alterations to railing to form gate	W	95
14/03543/LI	Listed Building application for internal and external alterations	W	95

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Not available because site has become fully established as a conference and hospitality venue.

# Crown Street - White Cloth Hall LS2

Site Plan ref: n/a

ELR ref: 2005670

## Site Details

Easting	430441	Northing	433413	Site area ha	0.09	SP7	
HMCA	City Centre			Ward	City and Hunslet		

## Site Characteristics

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

On-site land uses

Derelict
----------

Neighbouring land uses

Shops
-------

Other land uses - None

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

Description

Remains of historic listed White Cloth Hall building on the south side of Kirkgate. Forms part of a parade of shops.
--

## Spatial relationships

### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	100.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

### Core Strategy

Main Urban Area	100.00	% 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	Leeds City
Nearest train station distance (m)	780.82
Nearest bus stop	4471
Nearest bus stop distance (m)	23.34

Agricultural classification

Grade	Percent
Urban	100

**Crown Street - White Cloth Hall LS2**

Site Plan ref: n/a

ELR ref: 2005670

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments		<b>Rank (1-5)</b>
Meets accessibility standards		<b>5</b>
Access comments		
Access from Crown Street		<b>4</b>
Local network comments		
OK		<b>5</b>
Mitigation measures		<b>Total score</b>
		<b>14</b>
Highways site support		
yes		
Contingent on other sites		

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

## Crown Street - White Cloth Hall LS2

Site Plan ref: n/a

ELR ref: 2005670

### Education comments

### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/04668/COND	Consent, agreement or approval required by condition 3 of Planning Application 20/171/05/LI	A	100
10/00181/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 20/171/05/LI	R	100

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Site suited to mixed retail development without offices. Duplicates SHLAA site 2008 which concluded no scope for residential in a retail/heritage led scheme.

## Meadow Lane frontage - Apex Business Park

Site Plan ref: n/a

ELR ref: 2005690

### Site Details

Eastings	430163	Northing	432262	Site area ha	3.41	SP7	
HMCA	City Centre			Ward	City and Hunslet		

### Site Characteristics

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

#### On-site land uses

Car Showroom
Manufacturing and Wholesale
Office

#### Neighbouring land uses

Manufacturing and Wholesale
Energy production and distribution
Office

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Poorly defined	Road front	Yes

#### Description

Site currently occupied by business premises and car showrooms
--

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

#### Core Strategy

Main Urban Area	100.00	% 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 %	12.94
-----------------	-------

Nearest train station	Leeds City
Nearest train station distance (m)	1041.34
Nearest bus stop	11274
Nearest bus stop distance (m)	89.93

#### Agricultural classification

Grade	Percent
Urban	100

**Meadow Lane frontage - Apex Business Park**

Site Plan ref: n/a

ELR ref: 2005690

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" 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 checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	Rank (1-5)
Access from Apex Way	5
Local network comments	Rank (1-5)
Congestion on Meadow Road gyratory	4
Mitigation measures	Total score
	14
Highways site support	
Yes- with mitigation	
Contingent on other sites	

**Highways England**

Impact	Major impact	Network Status	Likely to require significant physical mitigation
B1 impact. C3 no material impact			

**Network Rail**

--

**Yorkshire Water**

Treatment Works
Appropriate stand-off distances/diversion will be required for all infrastructure

**Environment Agency**

Constraints

**LCC**

Ecology support	Supported
Supported - Green.	

**Meadow Lane frontage - Apex Business Park**

Site Plan ref: n/a

ELR ref: 2005690

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

The HS2 route to the Leeds terminus affects this site. Whilst some land may be developable which lies beyond the area of safeguarding, there will be blight from the uncertainty and from construction nuisance. Masterplanning by consultancy Arup may subsequently reveal which land can be developed and when. But until then, it is prudent to assume that no office space will be possible.

# Kidacre Street, Motorcycle Training Area

Site Plan ref: n/a

ELR ref: EMP00283

## Site Details

Easting	430254	Northing	432365	Site area ha	0.77	SP7	
HMCA	City Centre			Ward	City and Hunslet		

## Site Characteristics

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

On-site land uses

Vacant land
-------------

Neighbouring land uses

Energy production and distribution
------------------------------------

Other land uses - None

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

Description

Same site as housing 2014 on west side of Kidacre St.
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## Spatial relationships

### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

### Core Strategy

Main Urban Area	100.00	% 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 %	99.97
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Nearest train station	Leeds City
Nearest train station distance (m)	999.22
Nearest bus stop	11274
Nearest bus stop distance (m)	207.57

Agricultural classification	
Grade	Percent
Urban	100

**Kidacre Street, Motorcycle Training Area**

Site Plan ref: n/a

ELR ref: EMP00283

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" 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 checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	Access using existing access arrangements		<b>4</b>
Local network comments	Leathley Road / Jack Lane junction and Meadow Road gyratory impact		<b>3</b>
Mitigation measures	mitigation likely	<b>Total score</b>	<b>12</b>
Highways site support	Yes with mitigation		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

**Kidacre Street, Motorcycle Training Area**

Site Plan ref: n/a

ELR ref: EMP00283

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Leeds FAS modelling shows site is entirely in FZ1. Surface water flood risk = Low.  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

The HS2 route to the Leeds terminus affects this site. Whilst some land may be developable which lies beyond the area of safeguarding, there will be blight from the uncertainty and from construction nuisance. Masterplanning by consultancy Arup may subsequently reveal which land can be developed and when. But until then, it is prudent to assume that no office space will be possible.

**Colton Mill Bullerthorpe Lane Ls15**

Site Plan ref: n/a

ELR ref: 3203123

**Site Details**

Easting	437629	Northing	433006	Site area ha	0.13	SP7	
HMCA	East Leeds			Ward	Temple Newsam		

**Site Characteristics**

Site type	Greenfield
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On-site land uses

Dwellings
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Neighbouring land uses

Manufacturing and Wholesale
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Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

The last area of land to be developed as part of the Colton Mill regeneration site (previously a Council owned site). Office buildings have recently been constructed to the south of the application site and further construction is currently taking place to erect additional office accommodation to the north. To the west a strip of land has been left un-developed to protect Grims Ditch (a Scheduled Monument) although beyond this a crèche, hotel, medical centre and number of drive thru restaurants are located.

**Spatial relationships****UDP Designations**

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

**Core Strategy**

Main Urban Area	100.00	% 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	Cross Gates
Nearest train station distance (m)	1971.27
Nearest bus stop	3752
Nearest bus stop distance (m)	110.02

Agricultural classification	
Grade	Percent
Grade 3	100

**Colton Mill Bullerthorpe Lane Ls15**

Site Plan ref: n/a

ELR ref: 3203123

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	Use existing access arrangements		<b>4</b>
Local network comments	small site, little impact		<b>4</b>
Mitigation measures		<b>Total score</b>	<b>13</b>
Highways site support	Yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	FZ1 under 1ha. See comments in our previous I&O consultation.
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**LCC**

Ecology support	Supported
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## Colton Mill Bullerthorpe Lane Ls15

Site Plan ref: n/a

ELR ref: 3203123

### Education comments

### Flood Risk

Flood zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

### Other

Heritage England

Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/05179/FU	Detached two storey outbuilding comprising garage and annexe accommodation	A	87
14/04403/FU	Detached two storey outbuilding comprising of garage and annexe accommodation	W	87
09/04217/FU	Detached two storey outbuilding comprising garage and annex accommodation	W	88

### Conclusions

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Already converted to a five bedroom dwelling.

**Red Hall Lane LS17**

Site Plan ref: n/a

ELR ref: 3203180

**Site Details**

Eastings	434887	Northing	438558	Site area ha	9.71	SP7	
HMCA	East Leeds			Ward	Cross Gates and Whinmoor		

**Site Characteristics**

Site type	Greenfield
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On-site land uses


Outdoor sport facility

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Greenfield site on north side of Red Hall Lane, west of A58.

**Spatial relationships****UDP Designations**

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

**Core Strategy**

Main Urban Area	100.00	% 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 %	100.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	4342.14
Nearest bus stop	9531
Nearest bus stop distance (m)	180.38

**Agricultural classification**

Grade	Percent
Grade 3	99.6
Grade 3b	0.4

**Red Hall Lane LS17**

Site Plan ref: n/a

ELR ref: 3203180

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 checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Fails to meet accessibility standards	<b>2</b>
Access comments	
Access on to A58 options possible	<b>4</b>
Local network comments	
A58 / Ring Road congestion	<b>3</b>
Mitigation measures	Total score
provision of ELOR and improved PT	<b>9</b>
Highways site support	
yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	Major impact	Network Status	Likely to require significant physical mitigation
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**Network Rail**

**Yorkshire Water**

Treatment Works	Knothrop
<p>Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.</p>	

**Environment Agency**

Constraints	FZ1 over 1ha. See comments in our previous I&O consultation.
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**Red Hall Lane LS17**

**Site Plan ref: n/a**

**ELR ref: 3203180**

**LCC**

Ecology support	Supported
Supported - Green.	

**Education comments**

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**Flood Risk**

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
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**Utilities**

Gas

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

Heritage England

**Natural England**

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**Conclusions**

**Publication Draft Plan Allocation**

Not allocated for employment use
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**Publication Draft Plan Allocation Conclusion**

UDP employment allocation, but offices no longer acceptable in this location as out of centre. Other B1 uses not realistic here as adjacent to Listed Buildings and would be surrounded by housing. Propose residential use in line with adjacent land to east and west as part of East Leeds Extension.
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# Former Vickers Factory Manston Lane LS15

Site Plan ref: n/a

ELR ref: 3203230

## Site Details

Easting	437488	Northing	434563	Site area ha	20.47	SP7	
HMCA	East Leeds			Ward	Cross Gates and Whinmoor		

## Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building
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Neighbouring land uses

Storage
Manufacturing and Wholesale
Transport tracks and ways

Other land uses - None

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

Description

The site itself includes extensive areas of hard-surfacing associated with the site's previous tank manufacturing use and all previous buildings have now been demolished. Vehicle access into the site is provided both from Manston Lane and Austhorpe Lane.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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 %	1.14
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Nearest train station	Cross Gates
Nearest train station distance (m)	1210.21
Nearest bus stop	11579
Nearest bus stop distance (m)	164.82

Agricultural classification

Grade	Percent
Grade 3	100

**Former Vickers Factory Manston Lane LS15**

Site Plan ref: n/a

ELR ref: 3203230

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Good accessibility	<b>4</b>
Access comments Good access achievable	<b>4</b>
Local network comments requires Manston Lane Link Road	<b>3</b>
Mitigation measures MLLR is required	<b>Total score</b> <b>11</b>
Highways site support Yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.			

**Network Rail**

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**Yorkshire Water**

Treatment Works	Knothrop
Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

**Environment Agency**

Constraints	

## Former Vickers Factory Manston Lane LS15

Site Plan ref: n/a

ELR ref: 3203230

### LCC

Ecology support Supported with mitigation

Supported with mitigation to protect and enhance breeding and terrestrial habitat for Great Crested Newts - to be achieved partly through retaining a minimum 40metre buffer along the entire length of the railway line with new breeding ponds with terrestrial habitat that is positively managed. This site supports a population of Great Crested Newts - also present on the opposite side of the railway line which forms the southern boundary of the site. The site has also records for notable red and amber list birds - provide locally native species tree and shrub planting for passerine bird species.

### Education comments

### Flood Risk

Flood Zone 1. Possible flood risk at SE corner of site from un-named watercourse.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/02514/OT	Hybrid application for outline application for up to 385 dwellings, retail development, associated site access, landscaping and site works with full details provided for an additional 100 dwellings including site access, public open space and landscaping	W	97
09/04999/OT	00298/OIT)Outline application for residential (C3), employment (B1c), health centre (D1), foodstore (A1), ancillary uses (A1/A2/A3/A4), community building (A4/D2), associated car parking, landscaping and infrastructure		100
14/02521/FU	Site remediation works (including prior extraction of coal, demolition of existing buildings, removal of hard standing, mine shafts and other below ground structures and re-instatement of ground)	A	97

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Residential scheme approved 16/03/2009 (08/03440/OT) and 02/12/2011 (11/02315/RM) on adjoining site. Developer interest expressed

**Former Vickers Factory Manston Lane LS15**

**Site Plan ref: n/a**

**ELR ref: 3203230**

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through planning application for residential use with associated community facilities and ancillary uses (pending decision subject to prior extraction of coal and the implementation of the Manston Lane Link Road) (14/02514/OT and 14/02521/FU). Proposed for residential allocation.

# Residential Scheme At Former Vickers Defence Factory Manston Lane Ls 15

Site Plan ref: n/a

ELR ref: 3203231

## Site Details

Eastings	437009	Northing	434591	Site area ha	4.98	SP7	
HMCA	East Leeds			Ward	Cross Gates and Whinmoor		

## Site Characteristics

Site type	Brownfield
On-site land uses	
Vacant building	
Neighbouring land uses	
Manufacturing and Wholesale	
Vacant land	
Storage	
Transport tracks and ways	

Other land uses - None

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

### Description

The site itself includes extensive areas of hard-surfacing associated with the site's previous tank manufacturing use and all previous buildings have now been demolished. Vehicle access into the site is provided both from Manston Lane and Austhorpe Lane.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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 %	0.06
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Nearest train station	Cross Gates
Nearest train station distance (m)	739.59
Nearest bus stop	6286
Nearest bus stop distance (m)	127.34

### Agricultural classification

Grade	Percent
Grade 3	100

**Residential Scheme At Former Vickers Defence Factory Manston Lane Ls 15**

Site Plan ref: n/a

ELR ref: 3203231

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments use existing access off Manston Lane	<b>4</b>
Local network comments May need MLLR for intensive use	<b>4</b>
Mitigation measures May need MLLR	<b>Total score</b> <b>13</b>
Highways site support Yes	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	Knothrop
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
Supported	

## Residential Scheme At Former Vickers Defence Factory Manston Lane Ls 15

Site Plan ref: n/a

ELR ref: 3203231

### Education comments

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### Flood Risk

#### Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

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#### Electric

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#### Fire and Rescue

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#### Telecoms

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### Other

#### Heritage England

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#### Natural England

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### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/03016/COND	Consent, agreement or approval required by conditions 10, 11, 12, 13 and 14 of Planning Application 08/03440/OT		100
11/02731/COND	Consent, agreement or approval required by conditions 21 and 22 of Planning Application 08/03440/OT	A	100
12/01996/COND	Consent, agreement or approval required by conditions 4, 6, 7, 8, 16, 19, 20, 28, 29, 30, 31 and 33 of Planning Application 08/03440/OT		100
12/9/00012/MOD	Reserved Matters Application for 129 houses and 19 flats NON MATERIAL AMENDMENT to 11/02315/RM: Plots 11 & 12 house types switched to improve site entrance	M01	100
14/9/00041/MOD	Reserved Matters Application for 129 houses and 19 flats NON MATERIAL AMENDMENT to 11/02315/RM: Amended roof pitch and alterations to window detailing and porch elements to plots 38 to 41, 48, 49.	M01	100
13/04915/COND	Consent, agreement or approval required by condition 27 of Planning Application 08/03440/OT		100
13/00581/COND	Consent, agreement or approval required by conditions 5, 10, 11, 12, 13, 14 of Planning Application 08/03440/OT		100
12/01998/COND	Consent, agreement or approval required by conditions 6, 7, 10, 11 and 12 of Planning Application 11/02315/RM		100
11/02315/RM	Reserved Matters Application for 129 houses and 19 flats	A	100
12/9/00062/MOD	Reserved Matters Application for 129 houses and 19 flats NON MATERIAL AMENDMENT to 11/02315/RM: Minor amendments to plans and elevations for flat block B only	M01	100

**Residential Scheme At Former Vickers Defence Factory Manston Lane Ls 15**

Site Plan ref: n/a

ELR ref: 3203231

App Number	Proposal	Decision	% of site
13/00582/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 11/02315/RM		100
11/02808/COND	Consent, agreement or approval required by condition 16 of Planning Application 08/03440/OT		100

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Residential scheme approved 16/03/2009 (08/03440/OT) and 02/12/2011 (11/02315/RM).

**R/o Woodville Garage York Road Whinmoor Ls14**

Site Plan ref: n/a

ELR ref: 3203490

**Site Details**

Easting	436008	Northing	436679	Site area ha	0.42	SP7	
HMCA	East Leeds			Ward	Cross Gates and Whinmoor		

**Site Characteristics**

Site type	Brownfield
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On-site land uses

Vacant building

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Site includes 3, single storey industrial buildings divided into 4 units with a large area of hardstanding used for informal parking. With the exception of the site and the hand car wash use fronting York Road, the surrounding area is residential in character.

**Spatial relationships****UDP Designations**

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

**Core Strategy**

Main Urban Area	100.00	% 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	Cross Gates
Nearest train station distance (m)	2249.27
Nearest bus stop	9974
Nearest bus stop distance (m)	105.89

Agricultural classification

Grade	Percent
Urban	100

**R/o Woodville Garage York Road Whinmoor Ls14**

Site Plan ref: n/a

ELR ref: 3203490

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets PT accessibility and standards

5

Access comments

Access of York Road

5

Local network comments

Small site unlikely to cause issues . No right turn out of site. Formation of right turn unlikely to be supported possible issues with u-turning vehicles north of splitter island.

3

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

**Highways England**

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

**Network Rail**

**Yorkshire Water**

Treatment Works Knothrop

Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

**Environment Agency**

Constraints

Site not found in GIS files provided by LCC - please provide grid reference for further comments

**R/o Woodville Garage York Road Whinmoor Ls14**

**Site Plan ref: n/a**

**ELR ref: 3203490**

**LCC**

Ecology support	Supported
Supported	

**Education comments**

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**Flood Risk**

Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
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**Utilities**

Gas

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

Heritage England

**Natural England**

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**Conclusions**

**Publication Draft Plan Allocation**

Not allocated for employment use
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**Publication Draft Plan Allocation Conclusion**

Gained permission for housing 08/04/2015 (14/03560/FU) and therefore no longer available for employment.
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## Land at Elland Road Holbeck

Site Plan ref: n/a

ELR ref: 2001200

### Site Details

Eastings	428011	Northing	431234	Site area ha	4.22	SP7	
HMCA	Inner Area			Ward	Beeston and Holbeck		

### Site Characteristics

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

#### On-site land uses

Terminals and Interchanges
----------------------------

#### Neighbouring land uses

Outdoor sport facility
------------------------

Other
-------

Office
--------

Dwellings
-----------

Wholesale distribution
------------------------

Storage
---------

Manufacturing and Wholesale
-----------------------------

Other land uses - None

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

#### Description

The neighbouring land uses are complex and singular. Elland Road (LUFC) borders the site to the east which has football as well as two conference areas. Also to the south the site has West Yorkshire HQ of the Police. Although offices this also has other uses. The site is next to a railway line and just south of the M621. The site is now used as a Park and Ride. Another part of the site has an approved application for a ice Rink.

### Spatial relationships

#### UDP Designations

Designation	Value	% overlap
N32 Greenbelt	0.00	
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	100.00	% 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 %	98.97
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Nearest train station	Cottingley
Nearest train station distance (m)	1321.83
Nearest bus stop	13480
Nearest bus stop distance (m)	165.35

#### Agricultural classification

Grade	Percent
Urban	100

**Land at Elland Road Holbeck**

Site Plan ref: n/a

ELR ref: 2001200

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" 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 type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Access via existing signalised junction with improvement	<b>4</b>
Local network comments Ring Road congestion	<b>3</b>
Mitigation measures site access signals improvement	<b>Total score</b> <b>12</b>
Highways site support yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

## Land at Elland Road Holbeck

Site Plan ref: n/a

ELR ref: 2001200

### Education comments

### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/03499/LA	Use of site as new park and ride facility	A	67
14/00244/COND	Consent, agreement or approval required by conditions 3, 5, 6, 9, 10, 11, 13 and 16 of Planning Application 13/03499/LA	A	67

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Not available. The site is currently used as a Park and Ride with the residual area having permission for an ice rink.

# Wellbridge Industrial Estate Graingers Way Ls12

Site Plan ref: n/a

ELR ref: 2002611

## Site Details

Eastings	428964	Northing	433193	Site area ha	0.46	SP7	
HMCA	Inner Area			Ward	City and Hunslet		

## Site Characteristics

Site type	Brownfield
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### On-site land uses

Car Parks

### Neighbouring land uses

Office

Dwellings

Shops

Derelict

Other land uses - None

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

### Description

Site appear to be being used as a car park for various buildings along Graingers Way. This includes retail and office uses. Site is part of SHLAA Site 2027 and is marked Green for Housing.

## Spatial relationships

### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

### Core Strategy

Main Urban Area	100.00	% 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	Leeds City
Nearest train station distance (m)	727.85
Nearest bus stop	789
Nearest bus stop distance (m)	181.94

### Agricultural classification

Grade	Percent
Urban	100

**Wellbridge Industrial Estate Graingers Way Ls12**

Site Plan ref: n/a

ELR ref: 2002611

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Good accessibility	<b>4</b>
Access comments Access to adopted highway achievable	<b>4</b>
Local network comments local congestion issues	<b>3</b>
Mitigation measures Access and bus stop improvements	<b>Total score 11</b>
Highways site support Yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster.			

**Network Rail**

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**Yorkshire Water**

Treatment Works	Knothrop
Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

**Environment Agency**

Constraints	

## Wellbridge Industrial Estate Graingers Way Ls12

Site Plan ref: n/a

ELR ref: 2002611

### LCC

Ecology support Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function of the Leeds Liverpool Canal (SEGI) along the northern boundary by providing a minimum 20 metres buffer to the canal - that is planted with native trees and shrubs. A stand of trees currently forms this northern boundary.

### Education comments

### Flood Risk

Part of site in Flood Zone 2

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

### Other

Heritage England

There are a number of Listed Buildings to the north of this site (the Round House (Grade II\*); the half Round House and the former Railway Repair Shop (both Grade II).

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset are not harmed.

Natural England

## Conclusions

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site appear to be being used as a car park for various buildings along Graingers Way. This includes retail and office uses. Site is part of SHLAA Site 2027 and is proposed for Housing.

## Ex LCC Depot Viaduct Road LS4

Site Plan ref: n/a

ELR ref: 2003190

### Site Details

Eastings	428054	Northing	434096	Site area ha	0.56	SP7	
HMCA	Inner Area			Ward	City and Hunslet		

### Site Characteristics

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

On-site land uses

Derelict
----------

Neighbouring land uses

Manufacturing and Wholesale
-----------------------------

Vacant building
-----------------

Other land uses - None

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

Description

Site off Viaduct Road on north side of Leeds and Liverpool Canal in current use for employment purposes.
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### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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 %	99.96
-----------------	-------

Nearest train station	Burley Park
Nearest train station distance (m)	1091.82
Nearest bus stop	8274
Nearest bus stop distance (m)	149.09

Agricultural classification	
Grade	Percent
Urban	100

**Ex LCC Depot Viaduct Road LS4**

Site Plan ref: n/a

ELR ref: 2003190

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Access onto Viaduct Road OK	<b>5</b>
Local network comments OK	<b>4</b>
Mitigation measures	<b>Total score</b> <b>14</b>
Highways site support Yes	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Not Supported
Not supported - RED - The River Aire lies to the immediate south of this proposed allocation. Otters use the sand bank at the base of the revetment wall. Bats will also feed along the river corridor.	

**Ex LCC Depot Viaduct Road LS4**

Site Plan ref: n/a

ELR ref: 2003190

Education comments

Flood Risk

Site is located adjacent to the river Aire and lies within SFRA FZ3A(ii). A detailed FRA is required for any development. Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site unavailable as in current use as storage land by Carillion plc.

# Office Scheme Wellington Road & Gotts Road Leeds 12

Site Plan ref: EO2-2

ELR ref: 2004069

## Site Details

Eastings	428916	Northing	433344	Site area ha	0.49	SP7	
HMCA	Inner Area			Ward	City and Hunslet		

## Site Characteristics

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

### On-site land uses

Manufacturing and Wholesale
-----------------------------

### Neighbouring land uses

Dwellings
-----------

Manufacturing and Wholesale
-----------------------------

Wholesale distribution
------------------------

Shops
-------

Storage
---------

Other land uses - None

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

### Description

Site is on the edge of the City centre adjacent to the City Island residential scheme. Surrounding areas are predominantly industrial/light industrial.

## Spatial relationships

### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

### Core Strategy

Main Urban Area	100.00	% 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	Leeds City
Nearest train station distance (m)	790.86
Nearest bus stop	789
Nearest bus stop distance (m)	125.00

### Agricultural classification

Grade	Percent
Urban	100

## Office Scheme Wellington Road & Gotts Road Leeds 12

Site Plan ref: EO2-2

ELR ref: 2004069

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

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets PT accessibility and standards

Rank (1-5)

5

##### Access comments

Access from Gotts Road

5

##### Local network comments

cumulative impact concern

4

##### Mitigation measures

Improvements to Armley Gyratory / West Street

Total score

14

##### Highways site support

Yes - with mitigation

##### Contingent on other sites

#### Highways England

Impact	Major impact	Network Status	Likely to require significant physical mitigation
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All city centre sites have a cumulative negative impact on the M621

#### Network Rail

#### Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

Site not found in GIS files provided by LCC - please provide grid reference for further comments

## Office Scheme Wellington Road & Gotts Road Leeds 12

Site Plan ref: EO2-2

ELR ref: 2004069

### LCC

Ecology support Supported  
Supported

### Education comments

### Flood Risk

Site is located in Flood Zone 2. More vulnerable and Less vulnerable uses, such as offices, are appropriate. FRA will be required to demonstrate how flood risks will be minimised and managed.  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

Employment allocations 2004069 and CF5M041 and housing allocation 3408 are all adjacent to the Leeds-Liverpool Canal local nature conservation site

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/05497/FU	Alterations including new roof and parapet details, two detached generator housings, new boundary treatments, new air condenser and extraction units to Internet data centre	A	99
11/02984/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of Planning Application 10/05497/FU	A	99

### Conclusions

#### Publication Draft Plan Allocation

Office allocation

#### Publication Draft Plan Allocation Conclusion

Site is on the edge of the City Centre adjacent to the City Island residential block. Suitable edge of city centre location for offices.

# Jack Lane/grape Street Hunslet Ls10

Site Plan ref: n/a

ELR ref: 2004990

## Site Details

Easting	430666	Northing	431991	Site area ha	0.35	SP7	
HMCA	Inner Area			Ward	City and Hunslet		

## Site Characteristics

Site type

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Office

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

Site already developed for employment use.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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 % 0.01

Nearest train station	Leeds City
Nearest train station distance (m)	1545.66
Nearest bus stop	7870
Nearest bus stop distance (m)	309.49

Agricultural classification

Grade	Percent
Urban	100

**Jack Lane/grape Street Hunslet Ls10**

Site Plan ref: n/a

ELR ref: 2004990

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments **Rank (1-5)**  
 Within 10mins of bus stop - not fully meeting standard **3**

Access comments **5**  
 Access from Sardinia St

Local network comments **5**  
 likely use low impact

Mitigation measures **Total score**  
**13**

Highways site support  
 Yes

Contingent on other sites

Public transport accessibility comments **Rank (1-5)**  
 Within 10mins of bus stop - not fully meeting standard **3**

Access comments **5**  
 Access from Sardinia St

Local network comments **5**  
 likely use low impact

Mitigation measures **Total score**  
**13**

Highways site support  
 Yes

Contingent on other sites

**Jack Lane/grape Street Hunslet Ls10**

Site Plan ref: n/a

ELR ref: 2004990

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail****Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation. , Historic landfill (approx 200m south east of site)	

**LCC**

Ecology support	Supported
Supported	

## Education comments

## Flood Risk

Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

**Utilities**

Gas	
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## Electric

## Fire and Rescue

## Telecoms

**Other**

Heritage England	
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## Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/03056/FU	3 business units in 1 block (use classes B2 and B8 and ancillary B1), with car parking and landscaping	A	100
10/01206/COND	Consent, agreement or approval required by conditions 2, 3, 4, 6, 7, 8, 9, 11, 13, 16, 20, 21, 22, 23 and 27 of Planning Application 09/03056/FU	A	100

**Jack Lane/grape Street Hunslet Ls10**

**Site Plan ref: n/a**

**ELR ref: 2004990**

<b>App Number</b>	<b>Proposal</b>	<b>Decision</b>	<b>% of site</b>
11/00312/COND	Consent, agreement or approval required by conditions 24 and 25 of Planning Application 09/03056/FU	<b>A</b>	100
12/01274/FU	Installation of solar photovoltaic panels to roof of industrial building	<b>A</b>	100

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site already developed for employment use.

## Gelderd Road Leeds 12

Site Plan ref: EG2-12

ELR ref: 2103385

### Site Details

Eastings	427662	Northing	431397	Site area ha	0.99	SP7	
HMCA	Inner Area			Ward	Beeston and Holbeck		

### Site Characteristics

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

On-site land uses

Vacant land

Neighbouring land uses

Shops

Manufacturing and Wholesale

Office

Other land uses - None

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

Description

This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. As it is within a Business Park the site is ideally located for employment uses.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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	Cottingley
Nearest train station distance (m)	1355.75
Nearest bus stop	13458
Nearest bus stop distance (m)	81.33

Agricultural classification

Grade	Percent
Urban	100

**Gelderd Road Leeds 12**

**Site Plan ref: EG2-12      ELR ref: 2103385**

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Good accessibility	<b>4</b>
Access comments	
Good existing access	<b>4</b>
Local network comments	
congested location but small site	<b>4</b>
Mitigation measures	<b>Total score</b>
	<b>12</b>
Highways site support	
Yes	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	Knostrap
<p>Knostrap High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.</p>	

**Environment Agency**

Constraints	
<p>FZ3 all of site. See comments in our previous I&amp;O consultation. Wortley Beck(main river) along northern boundary</p>	

## Gelderd Road Leeds 12

Site Plan ref: EG2-12

ELR ref: 2103385

### LCC

Ecology support Supported with mitigation

Supported with mitigation to protect and enhance the northern boundary adjacent to a small tree lined beck by providing a minimum 20 metre buffer that is planted with native shrubs and small trees. The beck is not continuous and neighbouring areas have been culverted below ground, but the woodland and water still provide valuable habitat and landscape benefits in an otherwise heavily developed area. The adjacent lowland mixed deciduous woodland is a UK Biodiversity Action Plan Priority Habitat.

Education comments

### Flood Risk

Site is located in SFRA Flood Zone 3A(i). Industrial uses are appropriate but will need to be supported with a FRA. Wortley Beck runs in open channel to the NE of the site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

### Other

Heritage England

Natural England

## Conclusions

Publication Draft Plan Allocation

General employment allocation

Publication Draft Plan Allocation Conclusion

This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. As it is within a Business Park the site is suited for general employment.

## Former Co-op Dairy Depot Gelderd Road Ls12

Site Plan ref: EG2-11 ELR ref: 2104230

### Site Details

Eastings	427951	Northing	431803	Site area ha	1.62	SP7	
HMCA	Inner Area			Ward	Beeston and Holbeck		

### Site Characteristics

Site type	Greenfield
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On-site land uses

Vacant land
-------------

Neighbouring land uses

Office
--------

Manufacturing and Wholesale
-----------------------------

Storage
---------

Wholesale distribution
------------------------

Other land uses - None

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

Description

The site The developable area of this site is c 1.2 ha rather than the stated figure. It is in a good location for B2/B8 uses on a main radial (A62). The site is on the edge of a largebusiness/ industrial estate and is suitable for employment.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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	Cottingley
Nearest train station distance (m)	1822.91
Nearest bus stop	9863
Nearest bus stop distance (m)	97.77

Agricultural classification

Grade	Percent
Urban	100

**Former Co-op Dairy Depot Gelderd Road Ls12**

**Site Plan ref: EG2-11      ELR ref: 2104230**

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Meets PT accessibility and standards	<b>5</b>
Access comments	<b>Rank (1-5)</b>
Access from Lowfields Road or Benyon Park Way	<b>5</b>
Local network comments	<b>Rank (1-5)</b>
cumulative impact concern	<b>4</b>
Mitigation measures	<b>Total score</b>
	<b>14</b>
Highways site support	
Yes - with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
All city centre sites have a cumulative negative impact on the M621			

**Network Rail**

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**Yorkshire Water**

Treatment Works	Knothrop
Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

**Environment Agency**

Constraints	
Site not found in GIS files provided by LCC - please provide grid reference for further comments	

## Former Co-op Dairy Depot Gelderd Road Ls12

Site Plan ref: EG2-11 ELR ref: 2104230

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk
Site predominantly located in Flood Zone 1. Part of the long strip which runs to the South of the main plot is located in Flood Zone 3A(i). This is suitable for 'industrial' uses but will need to be supported with a FRA. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
15/05199/FU	Proposed motor vehicle dealership for the sale, service and MOT of new and used vehicles	A	100

### Conclusions

Publication Draft Plan Allocation
General employment allocation

Publication Draft Plan Allocation Conclusion
The developable area of this site is c 1.2 ha. It is in a good location for B2/B8 uses on a main radial (A62). The site is on the edge of an industrial estate and is suitable for employment.

**Unit 4, Tristram Centre, Brown Lane West, Ls12 6bp**

Site Plan ref: n/a

ELR ref: 2104690

**Site Details**

Eastings	428194	Northing	431977	Site area ha	0.87	SP7	
HMCA	Inner Area			Ward	Beeston and Holbeck		

**Site Characteristics**

Site type	Brownfield
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**On-site land uses**

Manufacturing and Wholesale
Wholesale distribution

**Neighbouring land uses**

Manufacturing and Wholesale
Storage
Wholesale distribution
Office

Other land uses - None

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

**Description**

Site appears to be newly developed. Includes 2104460 and 2104690.

**Spatial relationships****UDP Designations**

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

**Core Strategy**

Main Urban Area	100.00	% 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 %	0.08
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Nearest train station	Leeds City
Nearest train station distance (m)	1928.61
Nearest bus stop	8964
Nearest bus stop distance (m)	170.02

**Agricultural classification**

Grade	Percent
Urban	100

**Unit 4, Tristram Centre, Brown Lane West, Ls12 6bp**

Site Plan ref: n/a

ELR ref: 2104690

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 checked="" type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments **Rank (1-5)**  
 Within 10mins of bus stop - not fully meeting standard **3**

Access comments **5**  
 As existng building

Local network comments **5**  
 existing use on site, low additional impact if redeveloped

Mitigation measures **Total score**  
**13**

Highways site support  
 Yes

Contingent on other sites

Public transport accessibility comments **Rank (1-5)**  
 Within 10mins of bus stop - not fully meeting standard **3**

Access comments **5**  
 As existng building

Local network comments **5**  
 existing use on site, low additional impact if redeveloped

Mitigation measures **Total score**  
**13**

Highways site support  
 Yes

Contingent on other sites

**Unit 4, Tristram Centre, Brown Lane West, Ls12 6bp**

Site Plan ref: n/a

ELR ref: 2104690

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation	

**LCC**

Ecology support	Supported
Supported	

**Education comments**

**Flood Risk**

Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

**Utilities**

Gas	
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**Electric**

**Fire and Rescue**

**Telecoms**

**Other**

Heritage England	
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**Natural England**

**Conclusions**

Publication Draft Plan Allocation	
Not allocated for employment use	

Publication Draft Plan Allocation Conclusion	
Site appears to be newly developed. Includes 2104460 and 2104690.	

## Tulip Street Beza Street Ls10

Site Plan ref: EG2-13

ELR ref: 2104710

### Site Details

Eastings	430675	Northing	431217	Site area ha	0.46	SP7	
HMCA	Inner Area			Ward	City and Hunslet		

### Site Characteristics

Site type	Brownfield
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On-site land uses

Car Parks
-----------

Neighbouring land uses

Outdoor amenity and open space
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Dwellings
-----------

Shops
-------

Manufacturing and Wholesale
-----------------------------

Wholesale distribution
------------------------

Other land uses - None

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

Description

Has had permission for B1 and B8. However, now expired. Site is in the car park of a retail park. Area suitable for employment use.
---

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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 %	0.89
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	2205.01
Nearest bus stop	1363
Nearest bus stop distance (m)	46.45

Agricultural classification

Grade	Percent
Urban	100

**Tulip Street Beza Street Ls10**

**Site Plan ref: EG2-13      ELR ref: 2104710**

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Meets PT accessibility and standards	<b>5</b>
Access comments	
Access from Beza Street would need to be improved/moved for intensified development	<b>4</b>
Local network comments	
cumulative impact concern	<b>4</b>
Mitigation measures	<b>Total score</b>
Improvements to access	<b>13</b>
Highways site support	
Yes - with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
All city centre sites have a cumulative negative impact on the M621			

**Network Rail**

--

**Yorkshire Water**

Treatment Works	Knothrop
Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

**Environment Agency**

Constraints	
Site not found in GIS files provided by LCC - please provide grid reference for further comments	

**Tulip Street Beza Street Ls10**

**Site Plan ref: EG2-13      ELR ref: 2104710**

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**LCC**

Ecology support	Supported
Supported	

Education comments

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Flood Risk

Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
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**Utilities**

Gas

--

Electric

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Fire and Rescue

--

Telecoms

--

**Other**

Heritage England

--

Natural England

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**Conclusions**

Publication Draft Plan Allocation

General employment allocation
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Publication Draft Plan Allocation Conclusion

Expired permission for B1 and B8. Site is in the car park of a retail park. Area suitable for employment use.
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## Ring Road Beeston/Gelderd Road LS12

Site Plan ref: n/a

ELR ref: 2104720

### Site Details

Easting	427447	Northing	431510	Site area ha	4.06	SP7	
HMCA	Inner Area			Ward	Beeston and Holbeck		

### Site Characteristics

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

On-site land uses

Derelict
----------

Neighbouring land uses

Storage
---------

Manufacturing and Wholesale
-----------------------------

Wholesale distribution
------------------------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site has recent approval for Car Sales and Garage. (14/03978/RM - Reserved Matters Application for motor dealership for the sale, service and MOT of motor vehicles, associated access roads and landscaping). Site is suitable for employment use but unlikely to go ahead.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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	Cottingley
Nearest train station distance (m)	1441.64
Nearest bus stop	10341
Nearest bus stop distance (m)	138.57

Agricultural classification	
Grade	Percent
Urban	100

**Ring Road Beeston/Gelderd Road LS12**

Site Plan ref: n/a

ELR ref: 2104720

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" 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 checked="" type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Access on to Gelderd Road. Possible left in / left out on to Ring Road	<b>5</b>
Local network comments Congestion at Gelderd Road/Ring Road junction	<b>3</b>
Mitigation measures Gelderd Road/Ring Road improvement, ghost island right turn into site, pedestrian improvements	<b>Total score</b> <b>13</b>
Highways site support yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Not Supported
Not supported - RED - The Wortley Beck, a UK BAP priority habitat runs through this proposed allocation in a covered culvert. This should be reopened as per saved UDP Policy N39B.	

## Ring Road Beeston/Gelderd Road LS12

Site Plan ref: n/a

ELR ref: 2104720

### Education comments

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### Flood Risk

Site predominantly located within SFRA FZ3A(i). Source is Wortley Beck. A detailed FRA is required for any development. Potential flood risk from public sewers and surface water run-off.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

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#### Electric

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#### Fire and Rescue

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#### Telecoms

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### Other

#### Heritage England

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#### Natural England

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### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/03401/COND	Consent, agreement or approval required by conditions 2, 3, 4 and 5 of Planning Application 13/04632/RM	W	51
13/02000/COND	Consent, agreement or approval of conditions 3, 5, 10, 11, 12, 13, 16, 18, 21, 26, 27, 31, 33, 35 and 36 of Planning Application 11/01244/OT	SPL	100
14/03978/RM	Reserved Matters Application for motor dealership for the sale, service and MOT of motor vehicles, associated access roads and landscaping	A	100
11/01244/OT	Outline Application for development of non food retail units, 2 car showrooms, ancillary food kiosk with associated access roads and landscaping	A	100
14/03980/OT	Variation of conditions 1 and 18 of previous approval 13/04638/OT relating to submission of Reserved Matters application and pedestrian crossing	A	100
13/01990/RM	Reserved Matters Application for development of non food retail units, 2 car showrooms, ancillary food kiosk with associated access roads and landscaping	W	51
13/04638/OT	Variation of condition 5 of previous approval 11/01244/OT (outline application for development of non food retail units, 2 car showrooms, ancillary food kiosk with associated access roads and landscaping) - relating to dealership floorspace and car parking	A	51
13/04632/RM	Reserved Matters Application for motor dealership for the sale, service and MOT of motor vehicles	A	51

**Ring Road Beeston/Gelderd Road LS12**

**Site Plan ref: n/a**

**ELR ref: 2104720**

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**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site has recent approval for Car Sales and Garage. (14/03978/RM - Reserved Matters Application for motor dealership for the sale, service and MOT of motor vehicles, associated access roads and landscaping). Site is suitable for employment use but unlikely to go ahead due to other uses.

## Land at Brown Lane West Holbeck

Site Plan ref: EG2-10

ELR ref: 2105050

### Site Details

Eastings	428549	Northing	432267	Site area ha	1.46	SP7	
HMCA	Inner Area			Ward	Beeston and Holbeck		

### Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Car Showroom

Manufacturing and Wholesale

Wholesale distribution

Allotment and city farm

Other land uses - None

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

Description

Site is an area of Green land next to the Ingram distributor and south of the dismantled railway. Given its location and the surrounding uses it is suitable for employment uses. AMU have reported that an informal planning statement has been created and the site is being marketed for all B uses except offices.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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 %	98.89
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Nearest train station	Leeds City
Nearest train station distance (m)	1470.04
Nearest bus stop	14145
Nearest bus stop distance (m)	194.53

Agricultural classification

Grade	Percent
Urban	100

**Land at Brown Lane West Holbeck**

**Site Plan ref: EG2-10      ELR ref: 2105050**

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments		<b>Rank (1-5)</b>
Fails to meet accessibility standards		<b>1</b>
Access comments		
Access through adjacent site		<b>4</b>
Local network comments		
Gelderd Road / Ring Road junction concern		<b>3</b>
Mitigation measures		<b>Total score</b>
contribution to Gelderd Road/Ring Road junction		<b>8</b>
Highways site support		
yes with mitigation		
Contingent on other sites		

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

## Land at Brown Lane West Holbeck

Site Plan ref: EG2-10

ELR ref: 2105050

### Education comments

### Flood Risk

Site predominantly located within SFRA FZ3A(i). Source is Hol Beck. A detailed FRA is required for any development. Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

## Conclusions

### Publication Draft Plan Allocation

General employment allocation

### Publication Draft Plan Allocation Conclusion

Site is an area of Green land next to the Ingram distributor and south of the dismantled railway. Given its location and the surrounding uses it is suitable for employment uses. The site is being marketed for all B uses except offices.

# Land at Sydenham Street Holbeck

Site Plan ref: n/a

ELR ref: 2105060

## Site Details

Eastings	428709	Northing	432635	Site area ha	1.59	SP7	
HMCA	Inner Area			Ward	Beeston and Holbeck		

## Site Characteristics

Site type	Brownfield
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### On-site land uses

Manufacturing and Wholesale
Office
Wholesale distribution

### Neighbouring land uses

Manufacturing and Wholesale
Office
Wholesale distribution
Storage

Other land uses - None

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

### Description

Site seems to fully occupied for employment uses. Unable to allocate if site is occupied for employment uses.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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 %	1.14
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Nearest train station	Leeds City
Nearest train station distance (m)	1129.82
Nearest bus stop	19
Nearest bus stop distance (m)	91.30

### Agricultural classification

Grade	Percent
Urban	100

**Land at Sydenham Street Holbeck**

Site Plan ref: n/a

ELR ref: 2105060

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Various access opportunities	<b>5</b>
Local network comments Local congestion	<b>4</b>
Mitigation measures	<b>Total score</b> <b>14</b>
Highways site support yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

## Land at Sydenham Street Holbeck

Site Plan ref: n/a

ELR ref: 2105060

### Education comments

### Flood Risk

Site predominantly located in FZ3 and FZ2. Source is Hol Beck. A detailed FRA is required for any development. Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

## Conclusions

### Publication Draft Plan Allocation

Not allocated for employment use

### Publication Draft Plan Allocation Conclusion

Site seems to fully occupied for employment uses. Unable to allocate if site is occupied for employment uses.

# Holme Well Road Middleton Ls10

Site Plan ref: n/a

ELR ref: 2202170

## Site Details

Easting	431134	Northing	428167	Site area ha	0.23	SP7	
HMCA	Inner Area			Ward	Middleton Park		

## Site Characteristics

Site type	Brownfield
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On-site land uses

Shops
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Neighbouring land uses

Dwellings
-----------

Derelict
----------

Shops
-------

Office
--------

Other land uses - None

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

Description

The site is part of a large ASDA store.
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## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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 %	0.51
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Nearest train station	Morley
Nearest train station distance (m)	4169.50
Nearest bus stop	3495
Nearest bus stop distance (m)	132.92

Agricultural classification

Grade	Percent
Urban	100

**Holme Well Road Middleton Ls10**

Site Plan ref: n/a

ELR ref: 2202170

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments **Rank (1-5)**  
 Meets accessibility standards **5**

Access comments **5**  
 Access Ok

Local network comments **5**  
 Small site low impact

Mitigation measures **Total score**  
**15**

Highways site support  
 Yes

Contingent on other sites  
 Now part of ASDA

Public transport accessibility comments **Rank (1-5)**  
 Meets accessibility standards **5**

Access comments **5**  
 Access Ok

Local network comments **5**  
 Small site low impact

Mitigation measures **Total score**  
**15**

Highways site support  
 Yes

Contingent on other sites

**Holme Well Road Middleton Ls10**

Site Plan ref: n/a

ELR ref: 2202170

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail****Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints

FZ1 under 1ha. See comments in our previous I&amp;O consultation.

**LCC**

Ecology support Supported

Supported

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/05262/ADV	4 illuminated signs and 6 non-illuminated signs for Click and Collect service	A	93

**Holme Well Road Middleton Ls10**

Site Plan ref: n/a

ELR ref: 2202170

App Number	Proposal	Decision	% of site
13/9/00187/MOD	Variation of conditions 2 (approved plans), 16 (pedestrian routes), 22 (cycle and motorcycle parking) and 23 (drainage details) of application 09/02589/FU (for detached retail unit, detached office/warehouse unit, and petrol filling station with associated access, parking and landscaping). Proposed amendments to approved plans and phasing of required details NON MATERIAL AMENDMENT TO 12/02334/FU: Relocation of store entrance lobby; pedestrian walk way within the car park to be re-aligned and surface change to the PFS forecourt	M01	93
09/9/00183/MOD	Reserved matters application for two storey warehouse with offices overNON MATERIAL AMENDMENT: Addition of retaining wall	M01	88
13/05346/COND	Consent, agreement or approval required by conditions 10, 15, 17, 18, 19 and 23 of Planning Application 12/02334/FU	A	93
14/02987/FU	Variation of conditions 3 (opening hours and deliveries) and 5 (net retail floorspace) of approval 12/02334/FU	A	93
12/02334/FU	Variation of conditions 2 (approved plans), 16 (pedestrian routes), 22 (cycle and motorcycle parking) and 23 (drainage details) of application 09/02589/FU (for detached retail unit, detached office/warehouse unit, and petrol filling station with associated access, parking and landscaping). Proposed amendments to approved plans and phasing of required details	A	93
13/03278/ADV	Illuminated and non illuminated signage to supermarket	A	93
14/05808/COND	Consent, agreement or approval required by condition 6 of Planning Application 14/02987/FU	A	93
09/02589/FU	Detached retail unit, detached office/warehouse unit, and petrol filling station with associated access, parking and landscaping	A	93

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

The site is part of a large ASDA store.

# St Marks Church St Marks Road Ls 6

Site Plan ref: n/a

ELR ref: 2602360

## Site Details

Easting	429520	Northing	435158	Site area ha	0.99	SP7	
HMCA	Inner Area			Ward	Hyde Park and Woodhouse		

## Site Characteristics

Site type	Greenfield
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On-site land uses

Places of worship

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

Has been historic interest in conversion to offices, but the site is constrained by listed status and burial ground.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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	Burley Park
Nearest train station distance (m)	1619.17
Nearest bus stop	9089
Nearest bus stop distance (m)	176.06

### Agricultural classification

Grade	Percent
Urban	100

**St Marks Church St Marks Road Ls 6**

Site Plan ref: n/a

ELR ref: 2602360

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 checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments		<b>Rank (1-5)</b>
Meets accessibility standards		<b>5</b>
Access comments	requires alteration to wall, possible level issues	<b>3</b>
Local network comments	ok for low level use	<b>3</b>
Mitigation measures		<b>Total score</b>
		<b>11</b>
Highways site support	Yes with mitigation	
Contingent on other sites		

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	Knothrop
<p>Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.</p>	

**Environment Agency**

Constraints	
<p>FZ1 under 1ha. See comments in our previous I&amp;O consultation.</p>	

## St Marks Church St Marks Road Ls 6

Site Plan ref: n/a

ELR ref: 2602360

### LCC

Ecology support Not Supported

Not supported - RED - St Mark's Churchyard LNA provides a mature woodland setting for the church which is a Grade 1 listed building. Woodland area is part of the updated 2014 Leeds Habitat Network.

### Education comments

### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

### Other

Heritage England

Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/05493/FU	Internal alterations including new mezzanine floor to church		100
09/05494/LI	Listed Building Application to carry out internal alterations including new mezzanine floor to church	A	100

### Conclusions

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Has been historic interest in conversion to offices, but the site is constrained by listed status and burial ground.

## Site 4 Oatland Lane Meanwood Ls7

Site Plan ref: n/a

ELR ref: 2603710

### Site Details

Eastings	430352	Northing	434768	Site area ha	1.22	SP7	
HMCA	Inner Area			Ward	Hyde Park and Woodhouse		

### Site Characteristics

Site type

On-site land uses

Outdoor amenity and open space

Shops

General

Neighbouring land uses

Dwellings

Education

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Local Authority application for various works which includes a small amount of office for a Neighbourhood Office. App 08/02852.

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	30.79	
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	100.00	% 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 %	99.98
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Nearest train station	Leeds City
Nearest train station distance (m)	1709.47
Nearest bus stop	6855
Nearest bus stop distance (m)	111.19

Agricultural classification

Grade	Percent
Urban	100

**Site 4 Oatland Lane Meanwood Ls7**

Site Plan ref: n/a

ELR ref: 2603710

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments **Rank (1-5)**  
 Meets accessibility standards **5**

Access comments **5**  
 Existing accesses ok

Local network comments **5**  
 OK

Mitigation measures **Total score**  
**15**

Highways site support  
 Yes

Contingent on other sites

Public transport accessibility comments **Rank (1-5)**  
 Meets accessibility standards **5**

Access comments **5**  
 Existing accesses ok

Local network comments **5**  
 OK

Mitigation measures **Total score**  
**15**

Highways site support  
 Yes

Contingent on other sites

**Site 4 Oatland Lane Meanwood Ls7**

Site Plan ref: n/a

ELR ref: 2603710

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail****Yorkshire Water**

Treatment Works

Appropriate stand-off distances/diversion may be required for all infrastructure

**Environment Agency**

Constraints

FZ1 over 1ha. See comments in our previous I&amp;O consultation.

**LCC**

Ecology support

Supported

Supported

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/02950/EXT	Extension of time application for application number 08/02852/LA , Outline application for 7 retail units, 1 housing office, 1 community centre and residential development	A	100
10/05213/RM	Reserved matters application for 7 retail units, 1 housing office, 1 community centre and residential development	A	100

**Site 4 Oatland Lane Meanwood Ls7**

**Site Plan ref: n/a**

**ELR ref: 2603710**

<b>App Number</b>	<b>Proposal</b>	<b>Decision</b>	<b>% of site</b>
10/02790/LA	Removal of conditions 4 and 6 and variation of condition 5, of application no. 08/02852/LA ( 4, affordable housing provision, 6, provision of educational facilities, 5, amended number of dwellings.)	<b>A</b>	100
10/02789/LA	Variation of condition no. 8 of application no. 08/02852/LA ( Provision of highways and transport improvements)	<b>A</b>	100

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site no longer available for employment following construction of a block of 3 retail units in 2014.

**Royal Park Primary School Queens Road Ls6**

Site Plan ref: n/a

ELR ref: 2603880

**Site Details**

Eastings	428471	Northing	434963	Site area ha	0.31	SP7	
HMCA	Inner Area			Ward	Hyde Park and Woodhouse		

**Site Characteristics**

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

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Shops

Restaurants and Cafes

Outdoor amenity and open space

Other land uses - None

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

Description

Site to be used for Open Space. No longer available.

**Spatial relationships****UDP Designations**

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

**Core Strategy**

Main Urban Area	100.00	% 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 %	100.00
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Nearest train station	Burley Park
Nearest train station distance (m)	609.66
Nearest bus stop	3432
Nearest bus stop distance (m)	32.88

Agricultural classification

Grade	Percent
Urban	100

**Royal Park Primary School Queens Road Ls6**

Site Plan ref: n/a

ELR ref: 2603880

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments **Rank (1-5)**  
 Meets accessibility standards **5**

Access comments **5**  
 Existing accesses ok

Local network comments **5**  
 OK

Mitigation measures **Total score**  
**15**

Highways site support  
 Yes

Contingent on other sites

Public transport accessibility comments **Rank (1-5)**  
 Meets accessibility standards **5**

Access comments **5**  
 Existing accesses ok

Local network comments **5**  
 ok

Mitigation measures **Total score**  
**15**

Highways site support  
 Yes

Contingent on other sites

**Royal Park Primary School Queens Road Ls6**

Site Plan ref: n/a

ELR ref: 2603880

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail****Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints

FZ1 under 1ha. See comments in our previous I&amp;O consultation.

**LCC**

Ecology support Supported

Supported

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/04113/DEM	Determination for demolition of former school and caretakers house	A	100
11/00165/FU	Change of use of part of basement and ground floor from school to form office; workshops (B1); internal and external alterations including new access ramp; laying out of car park	A	100

**Royal Park Primary School Queens Road Ls6**

**Site Plan ref: n/a**

**ELR ref: 2603880**

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**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site to be used for Open Space. No longer available.

# S/o Howson Algraphy Ring Road Seacroft Ls14

Site Plan ref: n/a

ELR ref: 3203370

## Site Details

Eastings	435495	Northing	437110	Site area ha	0.48	SP7	
HMCA	Inner Area			Ward	Killingbeck and Seacroft		

## Site Characteristics

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

On-site land uses

Vacant land

Neighbouring land uses

Outdoor sport facility

Manufacturing and Wholesale

Wholesale distribution

Other land uses - None

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

Description

Area behind site being used as football pitches. Site now a green area. Surrounding area is industrial. Interest shown for Warehouse facility, trade counter type retail units, hard and soft landscaping, car parking, vehicle loading and serviceing areas. Likely to be developed for employment.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### Other Spatial Relationships

LCC ownership %	0.04
-----------------	------

Nearest train station	Cross Gates
Nearest train station distance (m)	2777.51
Nearest bus stop	7721
Nearest bus stop distance (m)	121.25

Agricultural classification

Grade	Percent
Urban	100

**S/o Howson Algraphy Ring Road Seacroft Ls14**

Site Plan ref: n/a

ELR ref: 3203370

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Does not meet PT standards but Seacroft bus station approx 1km from site which would provide frequency

3

Access comments

Access onto Ring Road Seacroft Service Road

5

Local network comments

Possible cumulative impact at Ramshead Approach and Ring Road

4

Mitigation measures

Total score

12

Highways site support

Yes

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	Knothrop
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Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

**Environment Agency**

Constraints

Site not found in GIS files provided by LCC - please provide grid reference for further comments

**S/o Howson Algraphy Ring Road Seacroft Ls14**

**Site Plan ref: n/a**

**ELR ref: 3203370**

**LCC**

Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/00238/ADV	One illuminated sign to 5-a-side pitches	A	88

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Out of centre location no longer considered suitable for offices.

## Hill Top Works Buslingthorpe Lane Ls 7

Site Plan ref: n/a

ELR ref: 3400301

### Site Details

Easting	430289	Northing	435447	Site area ha	1.12	SP7	
HMCA	Inner Area			Ward	Chapel Allerton		

### Site Characteristics

Site type	Brownfield
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On-site land uses

Derelict
----------

Neighbouring land uses

Dwellings
-----------

Manufacturing and Wholesale
-----------------------------

Wholesale distribution
------------------------

Other land uses - None

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

Description

Site was in employment use. Recent interest for residential expressed.
--

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

#### Core Strategy

Main Urban Area	100.00	% 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 %	5.31
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	2333.26
Nearest bus stop	4886
Nearest bus stop distance (m)	190.27

Agricultural classification	
Grade	Percent
Urban	100

# Hill Top Works Buslingthorpe Lane Ls 7

Site Plan ref: n/a

ELR ref: 3400301

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

## Summary of infrastructure provider comments

### LCC Highways Comments

#### Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

#### Access comments

Visibility problem requires realignment of site frontage

3

#### Local network comments

OK

4

#### Mitigation measures

Footway widening and visibility splays

Total score

12

#### Highways site support

Yes with mitigation

#### Contingent on other sites

### Highways England

Impact No material impact Network Status No objection

### Network Rail

### Yorkshire Water

Treatment Works Knothrop

Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

### Environment Agency

#### Constraints

Mainly FZ1. Tiny bit of FZ2 clips north west of site. See comments in our previous I&O consultation.

## Hill Top Works Buslingthorpe Lane Ls 7

Site Plan ref: n/a

ELR ref: 3400301

### LCC

Ecology support Supported

Supported - Green.

### Education comments

### Flood Risk

Meanwood (Sheepscar) Beck runs adjacent to site. Detailed FRA needed to assess flood risk. Majority of site is likely to be in FZ1. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

## Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Site was in employment use. Recent interest for residential expressed.

## Land off Preston Terrace Sheepscar Leeds

Site Plan ref: n/a

ELR ref: 3400360

### Site Details

Eastings	430994	Northing	435015	Site area ha	0.43	SP7	
HMCA	Inner Area			Ward	City and Hunslet		

### Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Derelict	
Outdoor sport facility (golf course)	
General	
Manufacturing and Wholesale	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

#### Description

Site may be suitable in long term but currently 'land locked' by other owners and uses. Recent sale of college building and various options for buildings in the area mean uses for area uncertain. However, if the site is bought by new owners may go into employment. Clarity likely to emerge in future but site next to education use.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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 %	94.25
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Nearest train station	Leeds City
Nearest train station distance (m)	2240.52
Nearest bus stop	7548
Nearest bus stop distance (m)	126.81

#### Agricultural classification

Grade	Percent
Urban	100

**Land off Preston Terrace Sheepscar Leeds**

Site Plan ref: n/a

ELR ref: 3400360

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	Access through existing site to south on to Roundhay Road, access onto A58 difficult to achieve.		<b>4</b>
Local network comments	OK		<b>4</b>
Mitigation measures		<b>Total score</b>	<b>13</b>
Highways site support	yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

## Land off Preston Terrace Sheepscar Leeds

Site Plan ref: n/a

ELR ref: 3400360

### Education comments

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### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

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#### Electric

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#### Fire and Rescue

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#### Telecoms

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### Other

#### Heritage England

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#### Natural England

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## Conclusions

### Publication Draft Plan Allocation

Not allocated for employment use

### Publication Draft Plan Allocation Conclusion

Site may be suitable in long term but currently 'land locked' by other owners and uses. Recent sale of college building and various options for buildings in the area mean uses for area uncertain. However, if the site is bought by new owners may go into employment. Clarity likely to emerge in future but site next to education use with poor access..

## Bayswater No.1 Arundel Leeds

Site Plan ref: n/a

ELR ref: 3400920

### Site Details

Easting	431412	Northing	434947	Site area ha	0.44	SP7	
HMCA	Inner Area			Ward	Gipton and Harehills		

### Site Characteristics

Site type	Brownfield
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#### On-site land uses

Vacant land

#### Neighbouring land uses

Dwellings

Office

Manufacturing and Wholesale

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

#### Description

Area is unused vacant land. Given area to west of site is largely industrial and office this would be ideal for employment.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### Other Spatial Relationships

LCC ownership %	96.73
Nearest train station	Leeds City
Nearest train station distance (m)	2457.65
Nearest bus stop	1886
Nearest bus stop distance (m)	119.54

#### Agricultural classification

Grade	Percent
Urban	100

**Bayswater No.1 Arundel Leeds**

Site Plan ref: n/a

ELR ref: 3400920

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Access via existing access onto Gledhow Road	<b>5</b>
Local network comments Existing car park for St James' alternative parking needs to be provided	<b>2</b>
Mitigation measures alternative parking	<b>Total score</b> <b>12</b>
Highways site support yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

**Bayswater No.1 Arundel Leeds**

Site Plan ref: n/a

ELR ref: 3400920

Education comments

Flood Risk

Gipton Beck Culvert adjacent to site. Detailed FRA needed to assess flood risk. Majority of site is likely to be in FZ1.  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Proposed to be allocated for housing.

# Land at Regent Street/Skinner Lane Leeds

Site Plan ref: n/a

ELR ref: 3402830

## Site Details

Eastings	430977	Northing	434284	Site area ha	1.03	SP7	
HMCA	Inner Area			Ward	City and Hunslet		

## Site Characteristics

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

On-site land uses

Vacant land

Vacant building

Neighbouring land uses

Office

Manufacturing and Wholesale

Wholesale distribution

Other land uses - None

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

Description

Commercial site with good access surrounded by employment uses.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationships

LCC ownership %	0.21
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Nearest train station	Leeds City
Nearest train station distance (m)	1687.12
Nearest bus stop	7818
Nearest bus stop distance (m)	180.37

Agricultural classification

Grade	Percent
Urban	100

**Land at Regent Street/Skinner Lane Leeds**

Site Plan ref: n/a

ELR ref: 3402830

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Access on to Skinner Lane, widen for right turn	<b>4</b>
Local network comments Skinner Lane/Regent Street limited capacity	<b>3</b>
Mitigation measures Widen Skinner Lane. Skinner Lane/Regent St junction improvement	<b>Total score</b> <b>12</b>
Highways site support yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Not Supported
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Not supported - RED - Sheepscar beck passes through the site and should be maintained as an open water course for use by bats and other wildlife (White clawed Crayfish recorded near here), any covered water course section should be reopened as per saved UDP Policy N39B.

## Land at Regent Street/Skinner Lane Leeds

Site Plan ref: n/a

ELR ref: 3402830

### Education comments

### Flood Risk

Fluvial Flood Risk = High (FZ3). Site badly flooded in 2007. A detailed FRA is required for any development. Site is at potential risk from surface water flooding.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/01934/FU	Demolition of existing building, laying out of access roads, car parking, landscaping and erection of a foodstore, retail unit, trade/warehouse unit and 2 industrial units	W	98
13/04885/OT	Outline application for retail (A1) and gym (D2) development with demolition of existing building and new pedestrian and vehicle access.	A	99

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Site removed from employment supply as approved outline scheme under 13/04885/OT for retail (A1) and gym (D2) development.

# Land Between Apex View, Dewsbury Road & Meadow Road, Leeds

Site Plan ref: n/a

ELR ref: CFSE003

## Site Details

Easting	429971	Northing	432313	Site area ha	1.05	SP7	
HMCA	Inner Area			Ward	City and Hunslet		

## Site Characteristics

Site type	Greenfield
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On-site land uses

Vacant land
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Neighbouring land uses

Office
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Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

### Description

Located immediately adjacent to major vehicle infrastructure (the road network). Site may be constrained by efficient access on and off the M621 slip roads. However existing office development adjacent to site. More attractive and likely viable sites in area.

## Spatial relationships

### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

### Core Strategy

Main Urban Area	100.00	% 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 %	0.74
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Nearest train station	Leeds City
Nearest train station distance (m)	921.25
Nearest bus stop	4404
Nearest bus stop distance (m)	212.06

### Agricultural classification

Grade	Percent
Urban	100

**Land Between Apex View, Dewsbury Road & Meadow Road, Leeds**

Site Plan ref: n/a

ELR ref: CFSE003

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" 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 checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Access through existing site access only	<b>3</b>
Local network comments Improvements to gyratory extra lane and pedestrian crossing needed	<b>3</b>
Mitigation measures Meadow Road improvements	<b>Total score 11</b>
Highways site support Yes -with mitigation	
Contingent on other sites	

**Highways England**

Impact	Material impact	Network Status	No objection, subject to satisfactory mitigation
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**Network Rail**

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**Yorkshire Water**

Treatment Works	Knothrop
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**Environment Agency**

Constraints	FZ1 under 1ha. See comments in our previous I&O consultation.
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**LCC**

Ecology support	Supported
Supported	

**Land Between Apex View, Dewsbury Road & Meadow Road, Leeds**

Site Plan ref: n/a

ELR ref: CFSE003

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Located immediately adjacent to major vehicle infrastructure (the road network). Site may be constrained by efficient access on and off the M621 slip roads. However existing office development adjacent to site. More attractive and likely viable sites in area.

**Denso Marston 49-59 Armley Road**

Site Plan ref: n/a

ELR ref: EMP00303

**Site Details**

Eastings	427946	Northing	433566	Site area ha	2.16	SP7	
HMCA	Inner Area			Ward	Armley		

**Site Characteristics**

Site type	Brownfield
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**On-site land uses**

Vacant building

Derelict

**Neighbouring land uses**

Residential institution

Manufacturing and Wholesale

Shops

Other land uses - None

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

**Description**

Site has been derelict for some time. Past and recent interest for retail. Members for area have expressed a desire for it to be considered for retail in order for site to come into use.

**Spatial relationships****UDP Designations**

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

**Core Strategy**

Main Urban Area	100.00	% 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

**Other Spatial Relationships**

LCC ownership %	0.02
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Nearest train station	Burley Park
Nearest train station distance (m)	1611.52
Nearest bus stop	13113
Nearest bus stop distance (m)	149.73

**Agricultural classification**

Grade	Percent
Urban	100

**Denso Marston 49-59 Armley Road**

Site Plan ref: n/a

ELR ref: EMP00303

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Access onto A647, may need to widen for right turn ghost lane	<b>4</b>
Local network comments Armley gyratory and junctions on A647 congested, concern if intensive use	<b>4</b>
Mitigation measures Address congestion, bus/cycle improvements may require site frontage land.	<b>Total score</b> <b>13</b>
Highways site support yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

## Denso Marston 49-59 Armley Road

Site Plan ref: n/a

ELR ref: EMP00303

### Education comments

### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/06211/FU	Demolition of existing buildings and erection of non-food retail unit (Class A1) with garden centre, two retail foodstores (Class A1), provision of associated access, customer car parking, landscaping and associated works	A	71

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Not available. Permission given for retail development.

## SITE B OLD RUN ROAD LEEDS 10

Site Plan ref: n/a

ELR ref: 2103560

### Site Details

Easting	430893	Northing	430656	Site area ha	0.89	SP7	
HMCA	Inner Area			Ward	City and Hunslet		

### Site Characteristics

Site type	Brownfield
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#### On-site land uses

Manufacturing and Wholesale

#### Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Shops

Restaurants and Cafes

Other land uses - None

Topography		Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

#### Description

Site within well established mixed use area. Recent completion of food manufacturing buildings following planning approval in 2013 (13/02488/FU).

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

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

#### Regeneration Areas

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

#### Other Spatial Relationships

LCC ownership %	0.01
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Nearest train station	Leeds City
Nearest train station distance (m)	2805.44
Nearest bus stop	250
Nearest bus stop distance (m)	116.08

#### Agricultural classification

Grade	Percent
Urban	100

**SITE B OLD RUN ROAD LEEDS 10**

Site Plan ref: n/a

ELR ref: 2103560

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

**Summary of infrastructure provider comments**

**Highways England**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works			

**Environment Agency**

Constraints			

**LCC**

Ecology support			

**Education comments**

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**Flood Risk**

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**Utilities**

Gas			

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

Heritage England			

**Natural England**

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**SITE B OLD RUN ROAD LEEDS 10**

Site Plan ref: n/a

ELR ref: 2103560

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**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Completed under 13/02488/FU on 04/07/2014 for change of use from warehousing (B8) to industrial (B2) - food manufacturing and the erection of 2 silos but change between uses within general employment means it is not identified as a completion of additional employment.

**TULIP STREET BEZA STREET LS10**

Site Plan ref: n/a

ELR ref: 2103480

**Site Details**

Easting	430802	Northing	431197	Site area ha	4.52	SP7	
HMCA	Inner Area			Ward	City and Hunslet		

**Site Characteristics**

Site type	Brownfield
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On-site land uses

Indoor sport facility
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Neighbouring land uses

Office
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Shops
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Other land uses - None

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

Description

Site located in established City South retail park. Recently completed subsequent to planning approval of gym use in 2013 (13/04073/FU).
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**Spatial relationships****UDP Designations**

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

**Core Strategy**

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

**Regeneration Areas**

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

**Other Spatial Relationships**

LCC ownership %	0.06
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Nearest train station	Leeds City
Nearest train station distance (m)	2281.95
Nearest bus stop	1363
Nearest bus stop distance (m)	172.98

Agricultural classification

Grade	Percent
Urban	100

**TULIP STREET BEZA STREET LS10**

Site Plan ref: n/a

ELR ref: 2103480

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

**Summary of infrastructure provider comments**

**Highways England**

Impact		Network Status	
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**Network Rail**

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**Yorkshire Water**

Treatment Works
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**Environment Agency**

Constraints
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**LCC**

Ecology support
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**Education comments**

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**Flood Risk**

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**Utilities**

Gas
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**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

Heritage England
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**Natural England**

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**TULIP STREET BEZA STREET LS10**

**Site Plan ref: n/a**

**ELR ref: 2103480**

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**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Completion under 13/04073/FU for Change of use of units 5 and 6 (A1 retail) to gymnasium (D2). Not additional employment land or floorspace.

# Premises Of A Taylor & Son Weaver Street Ls4

Site Plan ref: n/a

ELR ref: 2404191

## Site Details

Easting	427872	Northing	434149	Site area ha	0.49	SP7	
HMCA	North Leeds			Ward	Kirkstall		

## Site Characteristics

Site type	Brownfield
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### On-site land uses

Manufacturing and Wholesale
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### Neighbouring land uses

Transport tracks and ways
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Wholesale distribution
------------------------

Storage
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Other land uses - None

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

### Description

Brownfield site off Weaver Street. Premises Of A Taylor & Son.
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## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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	Burley Park
Nearest train station distance (m)	1028.75
Nearest bus stop	2319
Nearest bus stop distance (m)	149.83

### Agricultural classification

Grade	Percent
Urban	100

**Premises Of A Taylor & Son Weaver Street Ls4**

Site Plan ref: n/a

ELR ref: 2404191

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	On industrial road		<b>5</b>
Local network comments	Difficult to access A65		<b>3</b>
Mitigation measures		<b>Total score</b>	<b>13</b>
Highways site support	Yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	Site in FZ3. See comments in our previous I&O consultation. Main river (River Aire) abuts against the site to the south.
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**LCC**

Ecology support	Supported
Supported - Green.	

## Premises Of A Taylor & Son Weaver Street Ls4

Site Plan ref: n/a

ELR ref: 2404191

### Education comments

### Flood Risk

Fluvial Flood Risk = High (FZ 3Ai). Surface water flood risk = Medium

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History

 Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/00088/FU	Workshop extension to factory	A	98

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

The site is not available as it has a current employment use.

# Ex-woodside Quarries Clayton Wood Road Ls16

Site Plan ref: n/a

ELR ref: 2601360

## Site Details

Easting	425498	Northing	438379	Site area ha	13.08	SP7	
HMCA	North Leeds			Ward	Weetwood		

## Site Characteristics

Site type	
On-site land uses	
Vacant land	
Neighbouring land uses	
Unmanaged Forest	
Transport tracks and ways	
Office	

Other land uses - None

Topography	Flat and undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Brownfield site off Clayton Wood Road.
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## Spatial relationships

### UDP Designations

N32 Greenbelt	0.96	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	10.41	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
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	99.04	% 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	Horsforth
Nearest train station distance (m)	1318.13
Nearest bus stop	13728
Nearest bus stop distance (m)	374.59

Agricultural classification	
Grade	Percent
Grade 3	96.98
Urban	3.02

**Ex-woodside Quarries Clayton Wood Road Ls16**

Site Plan ref: n/a

ELR ref: 2601360

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 checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Requires extensive highway works as extant consent	<b>4</b>
Local network comments Requires extensive highway works as extant consent	<b>4</b>
Mitigation measures Extensive highway works as extant consent	<b>Total score</b> <b>13</b>
Highways site support Yes with mitigation	
Contingent on other sites 2601361	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. On historic landfill	

**LCC**

Ecology support	Not Supported
Not supported - RED - The whole site lies within the updated 2014 Leeds Habitat Network as part of the Oil Mill Beck corridor. The site also contains large areas of UK BAP Priority Habitats - Open Mosaic Industrial and Lowland Mixed Broadleaved Woodland (afforded protection under Core Strategy Policy G8). The proposal area has two ponds which support great crested newts - the population size is "medium".	

## Ex-woodside Quarries Clayton Wood Road Ls16

Site Plan ref: n/a

ELR ref: 2601360

### Education comments

### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/06918/OT	Outline application (all matters reserved except for partial means of access to, but not within, the site) for circa 335 residential units and 149 sq m of ancillary retail (Class A1)	A	99

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

UDP employment allocation. However, outline consent for a housing-led mixed use 'urban village' granted March 2010. Not suitable for B2-B8.

## Moor Grange West Park Ls 16

Site Plan ref: n/a

ELR ref: 2601811

### Site Details

Easting	425947	Northing	438294	Site area ha	0.68	SP7	
HMCA	North Leeds			Ward	Weetwood		

### Site Characteristics

Site type	Greenfield
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On-site land uses

Unmanaged Forest
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Neighbouring land uses

Office
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Other land uses - None

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

Description

Land-locked greenfield site adjacent to Lawnswood Business Park.
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### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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	Horsforth
Nearest train station distance (m)	1744.45
Nearest bus stop	1628
Nearest bus stop distance (m)	186.84

Agricultural classification	
Grade	Percent
Urban	100

**Moor Grange West Park Ls 16**

Site Plan ref: n/a

ELR ref: 2601811

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments		<b>Rank (1-5)</b>
Meets industry accessibility		<b>5</b>
Access comments		
Only accessible through existing sites		<b>3</b>
Local network comments		
Ring Road		<b>4</b>
Mitigation measures		<b>Total score</b>
		<b>12</b>
Highways site support		
Yes		
Contingent on other sites		

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Not Supported
Not supported - RED - Most of this site is LNA woodland, and also UK BAP Priority Habitat - Lowland Mixed Deciduous Woodland (afforded protection under Core strategy Policy G8).	

**Moor Grange West Park Ls 16**

Site Plan ref: n/a

ELR ref: 2601811

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Medium

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

UDP employment allocation. However, land-locked site within a Local Nature Reserve (LNR 026). Not suitable for employment.

## S/o Troy Mills Troy Road Ls18

Site Plan ref: n/a

ELR ref: 2701350

### Site Details

Easting	424390	Northing	438814	Site area ha	0.57	SP7	
HMCA	North Leeds			Ward	Horsforth		

### Site Characteristics

Site type

On-site land uses

Office

Dwellings

Neighbouring land uses

Dwellings

Office

Unmanaged Forest

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Land off Troy Road, Horsforth (close to train station). Old mill building on site.

### Spatial relationships

#### UDP Designations

N32 Greenbelt	5.90	% 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	5.90	
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	94.10	% 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 %	0.15
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Nearest train station	Horsforth
Nearest train station distance (m)	327.01
Nearest bus stop	8020
Nearest bus stop distance (m)	29.65

Agricultural classification

Grade	Percent
Urban	100

**S/o Troy Mills Troy Road Ls18**

Site Plan ref: n/a

ELR ref: 2701350

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments **Rank (1-5)**  
 Meets accessibility standards **5**

Access comments **4**  
 Existing accesses with improvements ok

Local network comments **4**  
 ok

Mitigation measures **Total score**  
**13**

Highways site support  
 Yes

Contingent on other sites

Public transport accessibility comments **Rank (1-5)**  
 Meets accessibility standards **5**

Access comments **4**  
 Existing accesses with improvements ok

Local network comments **4**  
 ok

Mitigation measures **Total score**  
**13**

Highways site support  
 Yes

Contingent on other sites

**S/o Troy Mills Troy Road Ls18**

Site Plan ref: n/a

ELR ref: 2701350

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail****Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints

FZ3 within north of site. See comments in our previous I&amp;O consultation. Ordinary watercourse (Old Mill Beck) following Eastern boundary).

**LCC**

Ecology support Not supported

Red - This proposed allocation lies adjacent to the Moseley Beck, a UK BAP priority habitat. It also includes an area of lowland mixed deciduous woodland UK BAP habitat. Provide a minimum stand off from the beck of 10m and remove the woodland from the allocation. Enhance the beck wildlife corridor through additional locally native tree planting.

Education comments

Flood Risk

Whilst the majority of the site is located in Flood Zone 1, a part of the site is located in zone 3A(i). Office use is appropriate for all parts of the site, but a FRA is required for any development in the zone 3, which demonstrates that flood risks will be reduced and managed.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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**S/o Troy Mills Troy Road Ls18**

Site Plan ref: n/a

ELR ref: 2701350

App Number	Proposal	Decision	% of site
09/9/00175/MOD	Part demolition of mill and change of use of mill buildings to offices, 12 flats and 2 maisonettes, erection of 2 storey office block with basement car parking and laying out of new vehicular access and surface car parking NON MATERIAL AMENDMENT: Amendments to layout to millpond car park area and construction of 4 additional spaces off access	M01	99
09/05414/COND	Consent, agreement or approval required by conditions 3, 4, 6, 13 and 26 of Planning Application 07/02260/FU	A	99

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Permission for mixed use scheme (including offices) completed Spring 2010. The site is not available.

# 355 Roundhay Road, Leeds

Site Plan ref: n/a

ELR ref: 3002680

## Site Details

Eastings	432249	Northing	436279	Site area ha	0.26	SP7	
HMCA	North Leeds			Ward	Roundhay		

## Site Characteristics

Site type	Brownfield
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On-site land uses

Other

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Site at 355 Roundhay Road, Roundhay. Surrounded by housing.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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 %	3.93
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Nearest train station	Leeds City
Nearest train station distance (m)	4008.70
Nearest bus stop	1789
Nearest bus stop distance (m)	41.67

Agricultural classification

Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Meets accessibility standards	<b>5</b>

Access comments	
Ok use exisitng access	<b>5</b>

Local network comments	
OK small site	<b>5</b>

Mitigation measures	<b>Total score</b>
	<b>15</b>

Highways site support	
Yes	

Contingent on other sites	

Public transport accessibility comments	<b>Rank (1-5)</b>
Meets accessibility standards	<b>5</b>

Access comments	
Ok use exisitng access	<b>5</b>

Local network comments	
OK small site	<b>5</b>

Mitigation measures	<b>Total score</b>
	<b>15</b>

Highways site support	
Yes	

Contingent on other sites	

**355 Roundhay Road, Leeds**

Site Plan ref: n/a

ELR ref: 3002680

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
Supported	

## Education comments

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## Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas	
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## Electric

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## Fire and Rescue

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## Telecoms

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**Other**

Heritage England	
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## Natural England

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**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/02964/COND	Consent, agreement or approval required by conditions 4 and 5 of Planning Application 13/00296/FU	A	100
10/04073/FU	Replacement petrol filling station, two storey building for A1 and B1 use, ATM, canopy, car wash, jet wash/vac service bays, basement car parking and new vehicle access from Gledhow Wood Road	A	100

**355 Roundhay Road, Leeds**

**Site Plan ref: n/a**

**ELR ref: 3002680**

<b>App Number</b>	<b>Proposal</b>	<b>Decision</b>	<b>% of site</b>
13/00296/FU	Replacement Petrol filling station, single storey building retail unit, cash machine, canopy, carwash jetwash bays, floodlighting and new underground tanks	<b>A</b>	100
13/04139/COND	Consent, agreement or approval required by conditions 13, 20, 27, 28 and 29 of Planning Application 13/00296/FU	<b>A</b>	100
13/03602/COND	Consent, agreement or approval required by conditions 9, 10, 14, 25 and 26 of Planning Application 13/00296/FU	<b>A</b>	100

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

The site is not available for employment. Permission for petrol filling station (13/00296/FU).

# Mansion & Former Kitchen Garden Gledhow Park Dri

Site Plan ref: n/a

ELR ref: 3401980

## Site Details

Easting	431045	Northing	436678	Site area ha	0.71	SP7	
HMCA	North Leeds			Ward	Chapel Allerton		

## Site Characteristics

Site type

On-site land uses

Vacant building

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Undulating	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Land off Gledhow Park Drive/Mansion Gate. The site includes a listed building and significant tree cover. Falls within a predominantly residential area.

## Spatial relationships

### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
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	100.00	% 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	Burley Park
Nearest train station distance (m)	3484.61
Nearest bus stop	7558
Nearest bus stop distance (m)	177.51

Agricultural classification

Grade	Percent
Urban	100

**Mansion & Former Kitchen Garden Gledhow Park Dri**

Site Plan ref: n/a

ELR ref: 3401980

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Access from Mansion Gate Drive	<b>5</b>
Local network comments OK	<b>5</b>
Mitigation measures	<b>Total score</b> <b>15</b>
Highways site support Yes	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
Supported - Green.	

## Mansion & Former Kitchen Garden Gledhow Park Dri

Site Plan ref: n/a

ELR ref: 3401980

### Education comments

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### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

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#### Electric

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#### Fire and Rescue

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#### Telecoms

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### Other

#### Heritage England

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#### Natural England

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### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/02167/EXT	Extension of time for planning application 07/02970/LI for Listed building application for part demolition and extensions to offices to form 15 flats and erection of part two and part three storey block of 22 flats	A	93
13/03145/EXT	Extension of time period for planning permission 10/02142/EXT for Change of use part demolition and extensions to offices to form 15 flats and erection of part two and part three storey block of 22 flats with car parking	A	93
14/04975/FU	Part demolition and extensions to Mansion House to form three houses and three flats with car parking and erection of 12No. new-build houses with garages and car parking	A	93
14/04976/LI	Listed Building application for part demolition and extensions to Mansion House to form three houses and three flats with car parking and erection of 12No. new-build houses with garages and car parking	A	93
10/02142/EXT	Extension of time for planning application 07/02971/FU for Change of use part demolition and extensions to offices to form 15 flats and erection of part two and part three storey block of 22 flats with car parking	A	93
13/03164/EXT	Extension of time period for listed building consent 10/02167/EXT for part demolition and extensions to offices to form 15 flats and erection of part two and part three storey block of 22 flats	A	93

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

**Mansion & Former Kitchen Garden Gledhow Park Dri**

**Site Plan ref: n/a**

**ELR ref: 3401980**

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Publication Draft Plan Allocation Conclusion
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A UDP Employment site. However, the site is not available as permission for residential was extended Nov 2013 (13/03145/EXT).
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## Deighton Rd Wetherby

Site Plan ref: n/a

ELR ref: 3103830

### Site Details

Easting	440625	Northing	448687	Site area ha	0.28	SP7	
HMCA	Outer North East			Ward	Wetherby		

### Site Characteristics

Site type	Brownfield
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#### On-site land uses

Dwellings
Manufacturing and Wholesale

#### Neighbouring land uses

Vacant land
Dwellings
Office

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

#### Description

Brownfield site situated within major settlement boundary close to centre.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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 %	16.98
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Nearest train station	Cross Gates
Nearest train station distance (m)	14887.21
Nearest bus stop	5335
Nearest bus stop distance (m)	75.84

#### Agricultural classification

Grade	Percent
Urban	100

**Deighton Rd Wetherby**

Site Plan ref: n/a

ELR ref: 3103830

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Meets accessibility standards	<b>3</b>

Access comments	
Ok use existing access	<b>5</b>

Local network comments	
OK small site	<b>3</b>

Mitigation measures	<b>Total score</b>
	<b>11</b>

Highways site support	
Yes	

Contingent on other sites	

Public transport accessibility comments	<b>Rank (1-5)</b>
Within 10mins of bus stop - not fully meeting standard	<b>3</b>

Access comments	
ok use existing access	<b>5</b>

Local network comments	
Needs to be dealt with as a comprehensive development of the area	<b>3</b>

Mitigation measures	<b>Total score</b>
	<b>11</b>

Highways site support	
Yes	

Contingent on other sites	

**Deighton Rd Wetherby**

Site Plan ref: n/a

ELR ref: 3103830

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail****Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints

FZ1 under 1ha. See comments in our previous I&amp;O consultation.

**LCC**

Ecology support Supported

Supported

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/04852/FU	Demolition of existing dwelling and outbuildings and erection of 13No. apartments and associated works	W	100
10/04071/EXT	Extension of time for planning application 31/315/05/RE (Renewal of outline permission to erect detached 2 storey office block)	A	100

**Deighton Rd Wetherby**

**Site Plan ref: n/a**

**ELR ref: 3103830**

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**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site not available. Required for residential use. Current planning application for 13 apartments pending.

## Sandbeck Lane Wetherby Ls22

Site Plan ref: n/a

ELR ref: 3104020

### Site Details

Eastings	440938	Northing	449465	Site area ha	6.28	SP7	
HMCA	Outer North East			Ward	Wetherby		

### Site Characteristics

Site type	Greenfield
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#### On-site land uses

Vacant land

Agriculture

#### Neighbouring land uses

Manufacturing and Wholesale

Storage

Transport tracks and ways

Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

#### Description

Vacant site formed part of a former undeveloped employment designation (E4:37). Flat site with good road links. The site is bounded by the motorway to the east, existing industrial area to the west and agricultural land to the north.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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	Cross Gates
Nearest train station distance (m)	15723.48
Nearest bus stop	2951
Nearest bus stop distance (m)	354.85

#### Agricultural classification

Grade	Percent
Grade 2	36.99
Grade 3b	13.14
Grade 3a	49.87

**Sandbeck Lane Wetherby Ls22**

Site Plan ref: n/a

ELR ref: 3104020

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Partly within 10min walk to bus stop	<b>2</b>

Access comments	
Access from A168	<b>5</b>

Local network comments	
Need a T.A to review	<b>4</b>

Mitigation measures	<b>Total score</b>
undefined	<b>11</b>

Highways site support	
yes with mitigation	

Contingent on other sites	

Public transport accessibility comments	<b>Rank (1-5)</b>
Partly within 10min walk to bus stop	<b>2</b>

Access comments	
Access from A168	<b>5</b>

Local network comments	
Need a T.A to review	<b>4</b>

Mitigation measures	<b>Total score</b>
undefined	<b>11</b>

Highways site support	
yes with mitigation	

Contingent on other sites	

## Sandbeck Lane Wetherby Ls22

Site Plan ref: n/a

ELR ref: 3104020

### Highways England

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
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### Network Rail

### Yorkshire Water

Treatment Works

### Environment Agency

Constraints

FZ1 over 1ha. See comments in our previous I&O consultation.

### LCC

Ecology support Supported

Supported - Green.

Education comments

Flood Risk

Majority of the site is located in FZ1, ie Low risk of fluvial flooding. There is a small area along the Northern boundary shown to be FZ2 / FZ3A and a topographical survey is required to confirm the extent. Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

### Other

Heritage England

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/00279/OT	Outline Planning Application to layout access and erect business and industrial park development, with offices, research and development units, light industrial units, warehouses with car parking and attenuation pond.	A	68

### Conclusions

**Sandbeck Lane Wetherby Ls22**

**Site Plan ref: n/a**

**ELR ref: 3104020**

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Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Not available. Site required for residential use.

## Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby

Site Plan ref: n/a

ELR ref: 3104030

### Site Details

Easting	445545	Northing	446435	Site area ha	1.4	SP7	
HMCA	Outer North East			Ward	Wetherby		

### Site Characteristics

Site type	Brownfield
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#### On-site land uses

Manufacturing and Wholesale
Storage

#### Neighbouring land uses

Manufacturing and Wholesale
Vacant land

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

#### Description

Site forms three distinct sections and is situated within an established industrial estate. The eastern side of the site appears to be in use as a depot (as previous pp). The central section of the site incorporates an attractive WWII factory building. The building is presently occupied by a general employment use. The western part of the site incorporates recently constructed industrial sheds

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	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	Garforth
Nearest train station distance (m)	13715.95
Nearest bus stop	364
Nearest bus stop distance (m)	134.24

#### Agricultural classification

Grade	Percent
Urban	100

**Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby**

Site Plan ref: n/a

ELR ref: 3104030

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Very poor PT access at Thorp Arch estate overall	<b>1</b>
Access comments Access via private internal roads to Wighill Lane	<b>3</b>
Local network comments Cumulative impact concern - significant development under consideration. Lack of footways throughout site. Poor pedestrian facilities.	<b>2</b>
Mitigation measures Improvements to PT, Footway provision?	<b>Total score</b> <b>6</b>
Highways site support No	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
Site not found in GIS files provided by LCC - please provide grid reference for further comments	

**LCC**

Ecology support	Not supported
Not supported - RED - includes valuable calcareous grassland habitats.	

## Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby

Site Plan ref: n/a

ELR ref: 3104030

### Education comments

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### Flood Risk

#### Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

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#### Electric

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#### Fire and Rescue

--

#### Telecoms

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### Other

#### Heritage England

This is the best and nearly only complete surviving example of a Second World War Royal Ordnance Filling factory in the country. It is an important representation of the colossal investment made for the war effort and is also significant as an example of highly-planned factory design following the 1937 Factories Act. The overall original layout of the site is clearly discernible and a wide range of original buildings and associated features still survive. This includes original air raid shelters, blast walling and earth embankments.

Whilst this is a particularly significant area historically, we do not consider that this would prevent the redevelopment of parts of the site provided that this is undertaken in such a manner that the historic character of the area is safeguarded and will allow future generations to interpret the site and its past activities.

It is appreciated that the site has continued to evolve over the years and that the key to its long-term preservation will be to ensure that it remains in use. A Masterplan should be produced to guide the development of this area and ensure that those elements which contribute to its significance are retained.

#### Natural England

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## Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Whole site in active general employment use. Site does not present a new employment allocation opportunity.

## Units A-d Cromwell Park York Road Wetherby Ls22

Site Plan ref: n/a

ELR ref: 3104060

### Site Details

Easting	440830	Northing	448721	Site area ha	0.48	SP7	
HMCA	Outer North East			Ward	Wetherby		

### Site Characteristics

Site type	Brownfield
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#### On-site land uses

Office
Vacant land
Night Club

#### Neighbouring land uses

Office
Dwellings

Other land uses - None

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

#### Description

Brownfield site situated within an established commercial area. The site contains two main parts. The northern section contains a recently constructed office block and car parking. The southern part of the site now relates to the neighbouring Engine Room night club

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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	Cross Gates
Nearest train station distance (m)	14981.40
Nearest bus stop	904
Nearest bus stop distance (m)	106.01

#### Agricultural classification

Grade	Percent
Urban	100

**Units A-d Cromwell Park York Road Wetherby Ls22**

Site Plan ref: n/a

ELR ref: 3104060

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments **Rank (1-5)**  
 Within 10mins of bus stop - not fully meeting standard **3**

Access comments **5**  
 ok use exisiting access

Local network comments **5**  
 OK small site

Mitigation measures **Total score**  
**13**

Highways site support  
 Yes

Contingent on other sites

Public transport accessibility comments **Rank (1-5)**  
 Within 10mins of bus stop - not fully meeting standard **3**

Access comments **5**  
 ok use exisiting access

Local network comments **5**  
 OK small site

Mitigation measures **Total score**  
**13**

Highways site support  
 Yes

Contingent on other sites

**Units A-d Cromwell Park York Road Wetherby Ls22**

Site Plan ref: n/a

ELR ref: 3104060

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

**Yorkshire Water**

Treatment Works	Appropriate stand-off distances/diversion will be required for all infrastructure
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**Environment Agency**

Constraints	FZ1 under 1ha. See comments in our previous I&O consultation.
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**LCC**

Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1	Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
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**Utilities**

Gas	
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Electric

Fire and Rescue

Telecoms

**Other**

Heritage England	
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Natural England

**Conclusions**

Publication Draft Plan Allocation	Not allocated for employment use
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Publication Draft Plan Allocation Conclusion	Site unavailable. Northern section of the site has been fully built out (as 2004 consent). The southern part of the site was subject to an approved planning application to extend the adjacent nightclub (The Engine Room), which post date the employment approval on the site
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# Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22

Site Plan ref: n/a

ELR ref: 3104100

## Site Details

Easting	437851	Northing	448210	Site area ha	0.2	SP7	
HMCA	Outer North East			Ward	Harewood		

## Site Characteristics

Site type	Greenfield
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On-site land uses

Dwellings
-----------

Neighbouring land uses

Dwellings
Agriculture

Other land uses - None

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

Description

The site is located within a former farm complex within a rural setting. The site consists of a former farm building within landscaped grounds. A row of TPO'd trees exists to the northern boundary of the site. Access to the site is via an unadopted track linked to Sicklinghall Road.

## 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	Cross Gates
Nearest train station distance (m)	13852.14
Nearest bus stop	8541
Nearest bus stop distance (m)	1314.17

Agricultural classification

Grade	Percent
Grade 2	100

**Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22**

Site Plan ref: n/a

ELR ref: 3104100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 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?	No
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	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?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
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?	No
Can development preserve this character?	Yes
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**

Site would create an isolated development within the Green Belt and would not assist in safeguarding the countryside from encroachment

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Fails to meet standards	
Access comments	Rank (1-5)
Ok use existing access	

**Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22**

Site Plan ref: n/a

ELR ref: 3104100

Local network comments		
OK small site		<b>5</b>

Mitigation measures		<b>Total score</b>
		<b>11</b>

Highways site support	
Yes	

Contingent on other sites	

Public transport accessibility comments		<b>Rank (1-5)</b>
Fails to meet standards		<b>1</b>

Access comments		
Ok use exisitng access		<b>5</b>

Local network comments		
OK small site		<b>5</b>

Mitigation measures		<b>Total score</b>
		<b>11</b>

Highways site support	
Yes	

Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required

**Network Rail**

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**Yorkshire Water**

Treatment Works	

**Environment Agency**

Constraints	
SPZ1 (Majority of site apart from western edge), SPZ2 (western edge of site) water abstaratction licence for drinking on site. FZ1 under 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
Supported	

## Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22

Site Plan ref: n/a

ELR ref: 3104100

### Education comments

### Flood Risk

#### Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/05300/FU	Change of use of offices to 4 flats and 4 houses (Amendment to approval 07/04873/FU, 2 additional flats) including side extension	A	93
11/04948/COND	Consent, agreement or approval required by conditions 6, 10, 11 and 14 of Planning Application 10/05300/FU	A	93
11/04196/FU	Change of use, alterations and extension of offices to 1 house and erect detached double garage and store	A	93
09/01578/FU	Change of use of offices to 4 flats and 4 town houses (Amendment to approval 07/04873/FU, 2 additional flats) including side extension	A	93
14/05616/FU	Variation of condition 2 (approved plans) of previous approval 13/04965/FU for MINOR MATERIAL AMENDMENT for removal of one townhouse and construction of swimming pool for the south eastern unit, with various minor amendments	A	99
11/04198/FU	Change of use, alterations and extension of part of offices to form 4 dwellings, with detached double garage and store. (Amendment to previous approval 10/05300/FU)	A	93
13/04965/FU	Change of use of offices to form four houses and four flats, including extensions and alterations, erection of garage block, alterations to access and internal road layout	A	99

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

**Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22**

**Site Plan ref: n/a**

**ELR ref: 3104100**

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Publication Draft Plan Allocation Conclusion

Site appears to have been recently converted into residential use as such it is not likely to be available for employment use. The site would create an isolated development within the Green Belt with poor transport links. Out of centre location.

# S/o Travellers Rest Inn Harewood Road Collingham Wetherby

Site Plan ref: n/a

ELR ref: 3104330

## Site Details

Easting	435346	Northing	445116	Site area ha	0.41	SP7	
HMCA	Outer North East			Ward	Harewood		

## Site Characteristics

Site type	Brownfield
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### On-site land uses

Derelict
Car Parks

### Neighbouring land uses

Dwellings
Pub

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

### Description

Brownfield site, former Public House.

## 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	Cross Gates
Nearest train station distance (m)	10710.41
Nearest bus stop	10085
Nearest bus stop distance (m)	908.30

### Agricultural classification

Grade	Percent
Grade 2	99.61
Grade 3	0.39

**S/o Travellers Rest Inn Harewood Road Collingham Wetherby**

Site Plan ref: n/a

ELR ref: 3104330

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

**2. Prevent neighbouring towns from merging**

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

**3. Assist in safeguarding the countryside from encroachment**

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas?	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

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

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

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

Green Belt Assessment not undertaken because site no longer available for employment use because of planning permission for nursery.

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Fails to meet standards	<b>1</b>
Access comments ok use existing access	<b>5</b>

**S/o Travellers Rest Inn Harewood Road Collingham Wetherby**

Site Plan ref: n/a

ELR ref: 3104330

Local network comments

OK small site

**4**

Mitigation measures

**Total score**

**10**

Highways site support

Yes

Contingent on other sites

Public transport accessibility comments

Fails to meet standards

**Rank (1-5)**

**1**

Access comments

ok use existing access

**5**

Local network comments

OK small site

**4**

Mitigation measures

**Total score**

**10**

Highways site support

Yes

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
Supported	

**S/o Travellers Rest Inn Harewood Road Collingham Wetherby**

Site Plan ref: n/a

ELR ref: 3104330

**Education comments**

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**Flood Risk****Flood Zone 1**

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities****Gas**

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**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other****Heritage England**

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**Natural England**

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**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/00132/FU	Change of use of former public house to form childrens day nursery		100
12/04937/ADV	3 externally illuminated signs	<b>A</b>	100
10/9/00247/MOD	Change of use of public house to offices with replacement porch and windows and provision of ramp NON MATERIAL AMENDMENT: Insertion of 2 obscure glazed windows to side elevation	<b>M01</b>	100
12/04936/FU	Change of use and alterations, demolition and extensions of former public house to children's nursery; including recladding, associated landscaping and car parking.	<b>A</b>	100
10/04559/ADV	1 internally illuminated fascia sign 1 internally illuminated logo sign, 1 internally illuminated wall mounted and 1 externally illuminated freestanding car parking sign to offices	<b>A</b>	100
13/9/00189/MOD	Change of use and alterations, demolition and extensions of former public house to children's nursery; including recladding, associated landscaping and car parking NON MATERIAL AMENDMENT to 12/04936/FU:Additional windows to curved wall, new external stair to provide emergency egress to upper garden as requested by Building Control, Change opening lights to windows, Amended ground floor level to create level egress to front elevation.	<b>M01</b>	100
10/00794/FU	Change of use of public house to offices with replacement porch and windows and provision of ramp	<b>A</b>	100

**Conclusions**

**S/o Travellers Rest Inn Harewood Road Collingham Wetherby**

**Site Plan ref: n/a**

**ELR ref: 3104330**

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Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Not available for employment use. Recent consent for a nursery development post dates the previous office permission

# Sweep Farm Boston Road Wetherby Ls22 5 Dx

Site Plan ref: n/a

ELR ref: 3104400

## Site Details

Easting	440230	Northing	446780	Site area ha	0.39	SP7	
HMCA	Outer North East			Ward	Wetherby		

## Site Characteristics

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

On-site land uses

Agriculture
-------------

Neighbouring land uses

Agriculture
-------------

Other land uses - None

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

Description

Part of a farm complex surrounded by agricultural fields. The site includes disused farm buildings
--

## 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	Cross Gates
Nearest train station distance (m)	12949.59
Nearest bus stop	4869
Nearest bus stop distance (m)	1017.88

Agricultural classification

Grade	Percent
Grade 2	100

**Sweep Farm Boston Road Wetherby Ls22 5 Dx**

Site Plan ref: n/a

ELR ref: 3104400

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 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?	No
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	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?	No
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?	No
Can development preserve this character?	Yes
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**

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Fails to meet standards	
Access comments	
ok use existing access	

**Sweep Farm Boston Road Wetherby Ls22 5 Dx**

Site Plan ref: n/a

ELR ref: 3104400

Local network comments

OK small site

**4**

Mitigation measures

**Total score**

**10**

Highways site support

No

Contingent on other sites

Public transport accessibility comments

Fails to meet standards

**Rank (1-5)**

**1**

Access comments

ok use existing access

**5**

Local network comments

OK small site

**4**

Mitigation measures

**Total score**

**10**

Highways site support

No

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
Supported	

## Sweep Farm Boston Road Wetherby Ls22 5 Dx

Site Plan ref: n/a

ELR ref: 3104400

### Education comments

### Flood Risk

#### Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/01570/FU	Change of use and alterations of agricultural buildings and garage block to warehousing with office accommodation (class B8)	A	100
11/04051/FU	Variation of condition 3 of application 10/01570/FU to allow building 2 to have clay pantile roof finish	A	100

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Planning permission now expired planning permission of B8 use. Isolated Green Belt location, not suitable for allocation.

# Land At Sandbeck Lane Wetherby Ls23

Site Plan ref: n/a

ELR ref: 3104420

## Site Details

Easting	441308	Northing	449726	Site area ha	0.52	SP7	
HMCA	Outer North East			Ward	Wetherby		

## Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
-------------

Neighbouring land uses

Agriculture
-------------

Other land uses - None

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

Description

Site consists of numerous former farm buildings surrounded by agricultural fields
---

## Spatial relationships

### UDP Designations

Designation	Value	% overlap
N32 Greenbelt	0.00	
N34 PAS	0.00	
RL1 Rural Land	99.87	
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	Cross Gates
Nearest train station distance (m)	16084.64
Nearest bus stop	14188
Nearest bus stop distance (m)	805.01

Agricultural classification	
Grade	Percent
Grade 2	99.87

**Land At Sandbeck Lane Wetherby Ls23**

Site Plan ref: n/a

ELR ref: 3104420

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments **Rank (1-5)**  
 Fails to meet standards **1**

Access comments **5**  
 ok use existing access

Local network comments **4**  
 OK small site

Mitigation measures **Total score**  
**10**

Highways site support  
 No

Contingent on other sites

Public transport accessibility comments **Rank (1-5)**  
 Fails to meet standards **1**

Access comments **5**  
 ok use existing access

Local network comments **4**  
 OK small site

Mitigation measures **Total score**  
**10**

Highways site support  
 No

Contingent on other sites

## Land At Sandbeck Lane Wetherby Ls23

Site Plan ref: n/a

ELR ref: 3104420

### Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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### Network Rail

### Yorkshire Water

Treatment Works

### Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation.

### LCC

Ecology support

Supported

Supported

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

### Other

Heritage England

Natural England

### Planning History

 Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/02020/COND	Consent, agreement or approval required by conditions 3, 6, 9, 11, 12 and 17 of Planning Application 10/03298/FU	SPL	100
10/03298/FU	Detached warehouse including laying out of car park and vehicular access	A	100
14/00597/COND	Consent, agreement or approval required by conditions 15 and 16 of Planning Application 10/03298/FU	A	100

**Land At Sandbeck Lane Wetherby Ls23**

**Site Plan ref: n/a**

**ELR ref: 3104420**

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<b>App Number</b>	<b>Proposal</b>	<b>Decision</b>	<b>% of site</b>
12/02928/COND	Consent, agreement or approval required by conditions 4, 6, 9, 10, 11, 12, 15, 16 and 17 of Planning Application 10/03298/FU	<b>SPL</b>	100

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**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site built out in 2011. Would not contribute to employment land supply for the plan period

## Thorp Arch Trading Estate

Site Plan ref: n/a

ELR ref: EMP00326

### Site Details

Eastings	444660	Northing	446562	Site area ha	85.18	SP7	
HMCA	Outer North East			Ward	Wetherby		

### Site Characteristics

Site type	40:60 green/brown
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#### On-site land uses

Vacant land
Vacant building
Manufacturing and Wholesale
Shops

#### Neighbouring land uses

Manufacturing and Wholesale
Storage
Vacant land
Office
Other

Other land uses - None

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

#### Description

Site forms part of the former WW2 munitions depot which now has a number of vacant plots mixed in with low density industrial and commercial buildings and some retail warehouses. Some uses occupy original depot buildings, including bunkers; some uses occupy more recent buildings.

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.02	
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.	1.00	

#### 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	Garforth
Nearest train station distance (m)	13546.90
Nearest bus stop	3979
Nearest bus stop distance (m)	310.31

#### Agricultural classification

Grade	Percent
Urban	100

**Thorp Arch Trading Estate**

Site Plan ref: n/a

ELR ref: EMP00326

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 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 checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Fails CS standards	<b>1</b>
Access comments The internal road network is suitable to access employment uses on the site	<b>4</b>
Local network comments There are various points of congestion in surrounding settlements that would need to be assessed.	<b>3</b>
Mitigation measures Potential for improvements being required to mitigate the impact on the surrounding highway network and to public transport.	<b>8</b>
Highways site support Yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	Network Status

**Network Rail**

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**Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints

**LCC**

Ecology support	Not supported
- Part of site is an existing SEGI and other additional extensive parts have been identified in 2013 by West Yorkshire Ecology as meeting the West Yorkshire Local Wildlife Sites Criteria - see red hatched areas on drawing RM/EMP00326. UK BAP Priority Habitats also present. Main interest is Magnesian Limestone Grassland some of which is unimproved - and therefore of high ecological quality. NPPF para. 111 refers to the need to avoid development of brownfield sites where they are of high environmental value - which applies to this site.	

## Thorp Arch Trading Estate

Site Plan ref: n/a

ELR ref: EMP00326

Education comments

Flood Risk

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

### Other

Heritage England

Natural England

### Planning History

 Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/03061/OT	Outline Planning Application for residential development with associated parking, landscaping, primary school, village centre, retail development, sports pavilion, play area, amenity space and associated off site highway works	W	95

### Conclusions

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Landowners have asserted that the site is not available or viable for general employment allocation.

## Park Hill, Business Park

Site Plan ref: n/a

ELR ref: EMP00340

### Site Details

Easting	441285	Northing	447768	Site area ha	7.07	SP7	
HMCA	Outer North East			Ward	Wetherby		

### Site Characteristics

Site type	50:50 green/brown
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#### On-site land uses

Vacant land
Wholesale distribution
Office

#### Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

#### Description

Generally flat site on a gentle north south slop. Site has road frontage access with existing Park Hill Business Park and an area of B2/8 employment land. The site consists of two separate parts, with a large stripe of open land and a couple of dwelling houses in between.

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	100.00	
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 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	Garforth
Nearest train station distance (m)	14161.27
Nearest bus stop	9722
Nearest bus stop distance (m)	463.92

#### Agricultural classification

Grade	Percent
Grade 2	37.01
Grade 3	13.89
Grade 3b	21.75
Grade 3a	27.35

**Park Hill, Business Park**

Site Plan ref: n/a

ELR ref: EMP00340

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 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"/>

**Summary of infrastructure provider comments**

**Highways England**

Impact		Network Status	
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	
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**Education comments**

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**Flood Risk**

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**Utilities**

Gas	
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**Electric**

--

**Fire and Rescue**

--

**Telecoms**

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**Other**

Heritage England	
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**Natural England**

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**Park Hill, Business Park**

**Site Plan ref: n/a**

**ELR ref: EMP00340**

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**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

# Land off Ilkley Road, Otley, Leeds

Site Plan ref: EG2-2

ELR ref: 2900042

## Site Details

Easting	419065	Northing	445302	Site area ha	0.48	SP7	
HMCA	Outer North West			Ward	Otley and Yeadon		

## Site Characteristics

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

### On-site land uses

Storage, workshop, piggery
----------------------------

### Neighbouring land uses

Waterways
-----------

Manufacturing (ceased use)
----------------------------

Agriculture
-------------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

### Description

A small triangle shaped site bounded by the river and road. It currently has various uses including storage, small wood treatment area, and piggery. The site is located within the Green Belt however there are strong defensible boundaries.

## Spatial relationships

### UDP Designations

N32 Greenbelt	99.94	% 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	1.00	
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	Guisley
Nearest train station distance (m)	3095.17
Nearest bus stop	14227
Nearest bus stop distance (m)	312.64

### Agricultural classification

Grade	Percent
Grade 3	16.31
Urban	83.69

**Land off Ilkley Road, Otley, Leeds**

Site Plan ref: EG2-2

ELR ref: 2900042

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" 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 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?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
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 of settlements

**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?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform 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**

This site is in triangle shape bounded by the river, road and existing manufactory site (that is within the development limit of Otley). It has low potential to lead to unrestricted sprawl, and unlikely to result in merging of settlement. It does not currently perform an important role in safeguarding from encroaching into the countryside. Whilst the site is within/adjacent to the Otley conservation area, redevelopment would have marginal effect on the setting and special character which could be mitigated.

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments

Fails to meet accessibility standards

**Rank (1-5)**

**1**

**Land off Ilkley Road, Otley, Leeds**

Site Plan ref: EG2-2

ELR ref: 2900042

Access comments

Access on to Ilkley Road but poor junction with through part of Otley Road

**3**

Local network comments

Congestion in Otley

**3**

Mitigation measures

**Total score**

**7**

Highways site support

No

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints

**LCC**

Ecology support Not supported

Not supported - RED - The River Wharfe SEGI lies to the immediate north of this proposed allocation. The site is important for otters, whiteclawed crayfish, bat, fish and other riparian habitat. This whole site lies within the updated 2014 Leeds Habitat Network because of the proximity to the river and risk of flooding.

Education comments

Flood Risk

Site is located adjacent to the river Wharfe and lies within SFRA FZ3A(i) and FZ2. A detailed FRA is required for any development. Potential surface water flood risk in part of the site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

**Land off Ilkley Road, Otley, Leeds**

**Site Plan ref: EG2-2**

**ELR ref: 2900042**

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Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

General employment allocation

Publication Draft Plan Allocation Conclusion

A vacant piece of land currently grassed lying adjacent to an existing large industrial use. The site would suit employment uses in keeping with those adjacent.

# Land off Ilkley Road, Otley, Leeds

Site Plan ref: EG2-3

ELR ref: 2900040

## Site Details

Easting	419120	Northing	445267	Site area ha	0.53	SP7	
HMCA	Outer North West			Ward	Otley and Yeadon		

## Site Characteristics

Site type	Greenfield
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### On-site land uses

grassed land next to car park.

### Neighbouring land uses

Manufacturing and Wholesale

storage and car park

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

### Description

A vacant piece of land currently grassed, being part of existing premises of manufactory (former Ideal Standard factory).

## Spatial relationships

### UDP Designations

N32 Greenbelt	0.01	% 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	1.00	
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	Guisley
Nearest train station distance (m)	3064.68
Nearest bus stop	14227
Nearest bus stop distance (m)	261.68

Agricultural classification	
Grade	Percent
Grade 3	36.72
Urban	63.28

**Land off Ilkley Road, Otley, Leeds**

Site Plan ref: EG2-3

ELR ref: 2900040

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments		<b>Rank (1-5)</b>
Fails to meet accessibility standards		<b>1</b>
Access comments		
Access on to Ilkley Road but poor junction with through part of Otley Road		<b>3</b>
Local network comments		
Congestion in Otley		<b>3</b>
Mitigation measures		<b>Total score</b>
		<b>7</b>
Highways site support		
No		
Contingent on other sites		

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Not supported
Not supported - RED - The River Wharfe SEGI lies to the immediate north of this proposed allocation. The site is important for otters, whiteclawed crayfish, bat, fish and other riparian habitat. This whole site lies within the updated 2014 Leeds Habitat Network because of the proximity to the river and risk of flooding.	

**Land off Ilkley Road, Otley, Leeds**

**Site Plan ref: EG2-3**

**ELR ref: 2900040**

Education comments

--

Flood Risk

Site is located adjacent to the river Wharfe and lies within SFRA FZ3A(i) and FZ2. A detailed FRA is required for any development. Potential surface water flood risk in part of the site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

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Electric

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Fire and Rescue

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Telecoms

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**Other**

Heritage England

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Natural England

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**Conclusions**

Publication Draft Plan Allocation

General employment allocation

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Publication Draft Plan Allocation Conclusion

Green Belt site. The site has good defensible boundaries formed by the adjacent river and road and would not result in unrestricted sprawl.

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## East Chevin Road Otley Ls21

Site Plan ref: n/a

ELR ref: 2901230

### Site Details

Easting	420599	Northing	445032	Site area ha	1.5	SP7	
HMCA	Outer North West			Ward	Otley and Yeadon		

### Site Characteristics

Site type	Brownfield
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On-site land uses

Wholesale distribution
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Neighbouring land uses

Dwellings
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Other land uses - None

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

Description

Cattle Market. A mix of industrial buildings/sheds and hardstanding. Site is partly within the retail area for Otley.
---

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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	Guiselley
Nearest train station distance (m)	3312.16
Nearest bus stop	3459
Nearest bus stop distance (m)	79.67

Agricultural classification	
Grade	Percent
Grade 4	48.35
Urban	51.65

**East Chevin Road Otley Ls21**

Site Plan ref: n/a

ELR ref: 2901230

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
5/10min walk to frequent bus service, suitable for light industrial	<b>5</b>
Access comments	
Access via established access on East Chevin Road and new access on Leeds Road.	<b>5</b>
Local network comments	
Congestion in Otley	<b>3</b>
Mitigation measures	<b>Total score</b>
yes within Otley	<b>13</b>
Highways site support	
Yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
Supported - Green.	

**East Chevin Road Otley Ls21**

Site Plan ref: n/a

ELR ref: 2901230

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Minor surface water flood risk  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site was an employment allocation in the UDP, however it is considered more appropriate as a housing site (see proposed housing allocation HG2-14).

# Wharfedale Fabrication Coal Yard, Station Rd, Arthington

Site Plan ref: n/a

ELR ref: 2901530

## Site Details

Easting	425914	Northing	444659	Site area ha	0.04	SP7	
HMCA	Outer North West			Ward	Adel and Wharfedale		

## Site Characteristics

Site type	Brownfield
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On-site land uses

Storage
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Neighbouring land uses

Agriculture
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Transport tracks and ways
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Other land uses - None

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

Description

A small employment use established by lawful certificate. Surrounded by trees. Access from a residential road.
--

## 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	Horsforth
Nearest train station distance (m)	5717.85
Nearest bus stop	7571
Nearest bus stop distance (m)	186.76

Agricultural classification	
Grade	Percent
Grade 3	100

# Wharfedale Fabrication Coal Yard, Station Rd, Arthington

Site Plan ref: n/a

ELR ref: 2901530

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 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?	No
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	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?	No
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	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

The site is an isolated located within the Green Belt. It would create an island site within the Green Belt.

## Summary of infrastructure provider comments

### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Fails to meet standards	
Access comments	Rank (1-5)
Access Via Station Road OK	

**Wharfedale Fabrication Coal Yard, Station Rd, Arthington**

Site Plan ref: n/a

ELR ref: 2901530

Local network comments

OK small site

**5**

Mitigation measures

**Total score**

**11**

Highways site support

Yes

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	FZ1 under 1ha. See comments in our previous I&O consultation.
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**LCC**

Ecology support	Supported
Supported (Green)	

Education comments

Flood Risk

Flood Zone 1  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas	
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Electric

Fire and Rescue

Telecoms

**Other**

Heritage England	
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**Wharfedale Fabrication Coal Yard, Station Rd, Arthington**

**Site Plan ref:** n/a

**ELR ref:** 2901530

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

<b>App Number</b>	<b>Proposal</b>	<b>Decision</b>	<b>% of site</b>
09/03190/FU	Detached block of 2 workshop units	A	100
09/01558/CLE	Certificate of Lawfulness for use as light industrial/storage	A	100

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site has existing employment uses on site. Therefore not appropriate to allocate for employment use.

**Westgate, Otley**

Site Plan ref: n/a

ELR ref: 2901610

**Site Details**

Easting	420084	Northing	445433	Site area ha	0.74	SP7	
HMCA	Outer North West			Ward	Otley and Yeadon		

**Site Characteristics**

Site type	Brownfield
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**On-site land uses**

Dwellings
Car Parks
Manufacturing and Wholesale

**Neighbouring land uses**

Shops
Financial and professional services
Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

**Description**

Flat site comprising a mix of uses, with poorly defined boundaries.

**Spatial relationships****UDP Designations**

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

**Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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 %	31.92
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Nearest train station	Guiseley
Nearest train station distance (m)	3444.71
Nearest bus stop	6622
Nearest bus stop distance (m)	140.13

**Agricultural classification**

Grade	Percent
Urban	100

**Westgate, Otley**

Site Plan ref: n/a

ELR ref: 2901610

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 checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Access on to Westgate	<b>4</b>
Local network comments Westgate / kirkgate / Boroughgate junction congestion	<b>3</b>
Mitigation measures Westgate / Kirkgate/ Boroughgate needs wider Otley alterations to traffic routing	<b>Total score</b> <b>12</b>
Highways site support yes with mitigation	
Contingent on other sites 2901620	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

**Westgate, Otley**

Site Plan ref: n/a

ELR ref: 2901610

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

This site has been derelict/vacant for a number of years now and is proposed to come forward as part of a scheme with Ashfield Works. It is located within the town centre therefore town centre uses would be most appropriate. Access to the site is through a LCC car park.

## Pontefract Road Rothwell

Site Plan ref: n/a

ELR ref: 2201750

### Site Details

Easting	434604	Northing	429040	Site area ha	6.65	SP7	
HMCA	Outer South			Ward	Rothwell		

### Site Characteristics

Site type	Brownfield
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#### On-site land uses

Manufacturing and Wholesale
Car Parks

#### Neighbouring land uses

Dwellings
Wholesale distribution
Transport tracks and ways

Other land uses - None

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

#### Description

Large employment site off Leeds Road, Rothwell.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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 %	0.92
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Nearest train station	Woodlesford
Nearest train station distance (m)	2217.17
Nearest bus stop	5301
Nearest bus stop distance (m)	146.04

#### Agricultural classification

Grade	Percent
Urban	100

**Pontefract Road Rothwell**

Site Plan ref: n/a

ELR ref: 2201750

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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Site is well served by Public Transport	<b>4</b>
Access comments	Rank (1-5)
existing access may require signalisation if use intensified	<b>3</b>
Local network comments	Rank (1-5)
good local network	<b>4</b>
Mitigation measures	Total score
Improved access junction	<b>11</b>
Highways site support	
Yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	Network Status

**Network Rail**

--

**Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints

**LCC**

Ecology support	Supported
Supported (Green)	

**Pontefract Road Rothwell**

Site Plan ref: n/a

ELR ref: 2201750

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

The site has an existing employment use and therefore cannot contribute to additional supply.

**Adj Dunford House Green Lane Methley Ls26**

Site Plan ref: n/a

ELR ref: 2201970

**Site Details**

Easting	440856	Northing	426196	Site area ha	0.45	SP7	
HMCA	Outer South			Ward	Kippax and Methley		

**Site Characteristics**

Site type	Brownfield
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On-site land uses

Office
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Neighbouring land uses

Agriculture
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Other land uses - None

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

Description

Isolated site to the south east of Methley/Micketown (off Green Lane).
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**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	Woodlesford
Nearest train station distance (m)	4958.02
Nearest bus stop	2657
Nearest bus stop distance (m)	222.50

Agricultural classification

Grade	Percent
Grade 3	100

**Adj Dunford House Green Lane Methley Ls26**

Site Plan ref: n/a

ELR ref: 2201970

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

**Greenbelt Assessment**

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

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

**2. Prevent neighbouring towns from merging**

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

**3. Assist in safeguarding the countryside from encroachment**

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas?	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

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

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

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

--

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Within 10mins of bus stop - not fully meeting standard	<b>3</b>
Access comments	
Access needs improvement for pedestrians	<b>4</b>

**Adj Dunford House Green Lane Methley Ls26**

Site Plan ref: n/a

ELR ref: 2201970

Local network comments

ok

**5**

Mitigation measures

footway required to A639 and bus stop

**Total score**

**12**

Highways site support

Yes

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

**Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints  
Site within FZ3. See comments in our previous I&O consultation. Eastern border touches Functional flood plain.

**LCC**

Ecology support Supported  
Supported

Education comments

Flood Risk

Site located on the edge of Flood Zone 2. Office Uses are appropriate for this location.  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

**Adj Dunford House Green Lane Methley Ls26**

**Site Plan ref: n/a**

**ELR ref: 2201970**

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Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

The site was completed in 2009 and therefore has been removed from contributing towards the requirement in the Site Allocations Plan as this is prior to commencement of the Core Strategy.

## Residual Land At Temple Point Bullerthorpe Lane Ls15

Site Plan ref: n/a

ELR ref: 3203170

### Site Details

Easting	437704	Northing	432725	Site area ha	2.56	SP7	
HMCA	Outer South East			Ward	Garforth and Swillington/Temple Newsam		

### Site Characteristics

Site type

On-site land uses

Office

Derelict

Neighbouring land uses

Dwellings

Transport tracks and ways

Restaurants and Cafes

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

The site is sat to the south west corner where the M1 meets the A63. The site is accessible from Bullerthorpe Lane.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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	Cross Gates
Nearest train station distance (m)	2231.90
Nearest bus stop	7932
Nearest bus stop distance (m)	323.63

#### Agricultural classification

Grade	Percent
Grade 2	15.48
Grade 3	82.83
Grade 3b	0.2
Grade 3a	1.49

**Residual Land At Temple Point Bullerthorpe Lane Ls15**

Site Plan ref: n/a

ELR ref: 3203170

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Adequate Public Transport	<b>4</b>
Access comments	
Good existing access	<b>4</b>
Local network comments	
Extant permissions in place	<b>4</b>
Mitigation measures	<b>Total score</b>
	<b>12</b>
Highways site support	
yes	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
Supported	

## Residual Land At Temple Point Bullerthorpe Lane Ls15

Site Plan ref: n/a

ELR ref: 3203170

### Education comments

### Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

### Other

Heritage England

Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/03712/COND	Consent, agreement or approval required by conditions 4, 5, 7, 8, 10, 13, 16 and 17 of Planning Application 12/01422/FU		95
12/01422/FU	Erection of 86 houses and associated greenspace	A	95
12/9/00203/MOD	Erection of 86 houses and associated greenspace NON MATERIAL AMENDMENT to 12/01422/FU: House type substitutions to Plots 39, 40, 44, 45, 49, 50, 51, 52, 56, 57, 74, 75, 78, 79, 15, 16, 17, 66 and 67	M01	95
12/04236/FU	Variation of condition 3 of Planning Application 12/01422/FU (Erection of 86 houses and associated greenspace) to allow use of alternative materials	A	95
11/02402/FU	Erection of 86 houses and associated greenspace	R	98

### Conclusions

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

UDP employment allocation. However, not available as the site has permission for 86 houses (12/01422/FU).

# Lotherton Way & Ash Lane Garforth

Site Plan ref: n/a

ELR ref: 3305200

## Site Details

Easting	441351	Northing	433840	Site area ha	0.72	SP7	
HMCA	Outer South East			Ward	Garforth and Swillington		

## Site Characteristics

Site type

On-site land uses

Unmanaged Forest

Derelict

Neighbouring land uses

Outdoor sport facility

Outdoor amenity and open space

Storage

Dwellings

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site to the north of Garforth, off Ash Lane. Site 3305370 lies to the south.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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	Garforth
Nearest train station distance (m)	730.77
Nearest bus stop	4325
Nearest bus stop distance (m)	259.59

Agricultural classification

Grade	Percent
Urban	100

**Lotherton Way & Ash Lane Garforth**

Site Plan ref: n/a

ELR ref: 3305200

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
5/10min walk to frequent bus service,	<b>4</b>

Access comments	
Improve Ash Lane and junction with A642	<b>3</b>

Local network comments	
A642 congestion at Main Street.	<b>3</b>

Mitigation measures	<b>Total score</b>
Improve Ash Lane and junction with A642 along with 3305370	<b>10</b>

Highways site support	
yes with mitigation	

Contingent on other sites	
3305370	

Public transport accessibility comments	<b>Rank (1-5)</b>
5/10min walk to frequent bus service,	<b>4</b>

Access comments	
Improve Ash Lane and junction with A642	<b>3</b>

Local network comments	
A642 congestion at Main Street.	<b>3</b>

Mitigation measures	<b>Total score</b>
Improve Ash Lane and junction with A642 along with 3305370	<b>10</b>

Highways site support	
yes with mitigation	

Contingent on other sites	
3305370	

## Lotherton Way & Ash Lane Garforth

Site Plan ref: n/a

ELR ref: 3305200

### Highways England

Impact	No material impact	Network Status	No objection
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### Network Rail

### Yorkshire Water

Treatment Works

### Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation.

### LCC

Ecology support Supported

Supported - Green but Great Crested Newts within 210m, small chance site is used for hibernation/terrestrial habitat.

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Minor surface water flood risk. Possible risk from sewer flooding.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

### Other

Heritage England

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/00772/FU	Detached workshop to vacant land	R	100

### Conclusions

Publication Draft Plan Allocation

Not allocated for employment use

**Lotherton Way & Ash Lane Garforth**

**Site Plan ref: n/a**

**ELR ref: 3305200**

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Publication Draft Plan Allocation Conclusion

UDP employment allocation. However, the site has been found unsuitable because of highway constraints and drainage issues. Not proposed.

## Aberford Road Garforth

Site Plan ref: n/a

ELR ref: 3305370

### Site Details

Easting	441358	Northing	433694	Site area ha	1.77	SP7	
HMCA	Outer South East			Ward	Garforth and Swillington		

### Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor sport facility

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Office

Storage

Unmanaged Forest

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site off Aberford Road. Garforth. There are two sport pitches on the site. Contained by development on three sides.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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 %	99.49
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Nearest train station	East Garforth
Nearest train station distance (m)	687.65
Nearest bus stop	8628
Nearest bus stop distance (m)	136.06

Agricultural classification

Grade	Percent
Urban	100

**Aberford Road Garforth**

Site Plan ref: n/a

ELR ref: 3305370

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Meets accessibility standards	<b>5</b>

Access comments	
Improve Ash Lane and junction with A642	<b>3</b>

Local network comments	
A642 congestion at Main Street.	<b>3</b>

Mitigation measures	<b>Total score</b>
Improve Ash Lane and junction with A642	<b>11</b>

Highways site support	
yes with mitigation	

Contingent on other sites	

Public transport accessibility comments	<b>Rank (1-5)</b>
Meets accessibility standards	<b>5</b>

Access comments	
Improve Ash Lane and junction with A642	<b>3</b>

Local network comments	
A642 congestion at Main Street.	<b>3</b>

Mitigation measures	<b>Total score</b>
Improve Ash Lane and junction with A642	<b>11</b>

Highways site support	
yes with mitigation	

Contingent on other sites	

**Aberford Road Garforth**

Site Plan ref: n/a

ELR ref: 3305370

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
Supported - Green but Great Crested Newts at 290m. Small chance site is used for hibernation/terrestrial habitat.	

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas	
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Electric

Fire and Rescue

Telecoms

**Other**

Heritage England	
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Natural England

**Conclusions**

Publication Draft Plan Allocation	
Not allocated for employment use	

Publication Draft Plan Allocation Conclusion	
UDP employment allocation. However, the site has been found unsuitable because of highway constraints and drainage issues. Not proposed.	

# Land at Newton Lane, Allerton Bywater, WF10 2AA

Site Plan ref: n/a

ELR ref: CFSE002

## Site Details

Easting	442817	Northing	427980	Site area ha	9.28	SP7	
HMCA	Outer South East			Ward	Kippax and Methley		

## Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
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Neighbouring land uses

Agriculture
-------------

Storage
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Dwellings
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Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Large greenfield site off Newton Lane, Allerton Bywater.
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## 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	East Garforth
Nearest train station distance (m)	5211.21
Nearest bus stop	11876
Nearest bus stop distance (m)	199.19

Agricultural classification	
Grade	Percent
Grade 3	96.3
Grade 4	3.7

**Land at Newton Lane, Allerton Bywater, WF10 2AA**

Site Plan ref: n/a

ELR ref: CFSE002

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" 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 checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" 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 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?	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	Yes
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?	No
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**

Newton Lane acts as a natural boundary to Allerton Bywater. The site is only connected to the urban area on one boundary. As such, the site relates poorly the existing settlement and would extend out into the open countryside to the north of Allerton Bywater. If this site were developed the settlement boundary would shift to the north of Newton Lane setting a dangerous precedent for further expansion into the Green Belt. It would reduce the green belt gap between Allerton Bywater and Ledston village.

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments

The site is well served by Public Transport

Rank (1-5)

4

**Land at Newton Lane, Allerton Bywater, WF10 2AA**

Site Plan ref: n/a

ELR ref: CFSE002

Access comments

Adequate access can be achieved through the existing access which may require some improvement

**4**

Local network comments

The main access junction may require improvement, but the surrounding network has capacity

**4**

Mitigation measures

Improved access junction

**Total score**

**12**

Highways site support

Yes with 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  
 FZ3 & 2 within north eastern boundary of site, Functional floodplain (3b in SFRA) slightly within south western tip of site. Main river - Beck Tie In (Lin Dike) running along western boundary of site.

**LCC**

Ecology support | Not supported  
 Red -This proposed allocation lies only 290m from the Fairburn and Newton Ings SSSI - which is designated for its fen, grassland and open water habitats which support nationally important populations of wintering and passage birds. The farmland around the site may provide additional feeding habitats for these birds. The allocation of this site should not progress without discussions with Natural England and RSPB who manage the SSSI. Unclear impacts at present - due to insufficient data on use of surrounding farmland by SSSI birds. Any use for the site needs to respect the adjacent habitats in terms of water contamination, air pollution, and disturbance including light pollution. The southern boundary of the site comes within 10m of Newton Ings/Ledston Ings SEGI - a continuation of the wetland habitat within the SSSI. The SSSI is also designated as an Local Nature Reserve and is one of the best known bird sites within the Leeds district, visited by thousands of people every year. Any land use needs to ensure that it does not impact on public enjoyment of the neighbouring site. Any potential development needs to be well screened from the approach roads to Fairburn Ings, provided that this is compatible with other biodiversity conservation issues mentioned above.

Education comments

Flood Risk

Site located predominantly in Flood Zone 1. However, margins of the site to the East and South are located in Flood Zone 2. Office use is appropriate for all parts of the site, but a FRA will be required for development in Zone 2.  
 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

**Land at Newton Lane, Allerton Bywater, WF10 2AA**

**Site Plan ref:** n/a

**ELR ref:** CFSE002

Electric	
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Fire and Rescue	
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Telecoms	
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<b>Other</b>	
Heritage England	

Natural England	
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**Conclusions**

Publication Draft Plan Allocation	
Not allocated for employment use	

Publication Draft Plan Allocation Conclusion	
Newton Lane acts as a natural boundary to Allerton Bywater. If this site were developed the settlement boundary would shift to the north of Newton Lane setting a dangerous precedent for further expansion into the Green Belt.	

## Parkside Lane Ls 11

Site Plan ref: EG2-16

ELR ref: 2101900

### Site Details

Eastings	430363	Northing	430200	Site area ha	3.4	SP7	
HMCA	Outer South West			Ward	City and Hunslet		

### Site Characteristics

Site type	Greenfield
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#### On-site land uses

Outdoor amenity and open space

Indoor sport facility

#### Neighbouring land uses

Indoor sport facility

Outdoor sport facility

Outdoor amenity and open space

Manufacturing and Wholesale

Wholesale distribution

Other land uses - None

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

#### Description

LIKELY TO NEED SITE AREA ALTERATION AS INCLUDES BOWLING CENTRE. Site is open land to the rear of a large Industrial estate. Access via Parkside Lane. Location adjacent to an Industrial area makes it a suitable site.

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.97	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.97	
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	100.00	% 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 %	74.58
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Nearest train station	Cottingley
Nearest train station distance (m)	2981.77
Nearest bus stop	10326
Nearest bus stop distance (m)	139.86

Agricultural classification	
Grade	Percent
Urban	100

**Parkside Lane Ls 11**

Site Plan ref: EG2-16

ELR ref: 2101900

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 checked="" type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Reasonable accessibility	<b>3</b>
Access comments access is very difficult given roundabout location and gradients	<b>2</b>
Local network comments spare local capacity	<b>4</b>
Mitigation measures	<b>Total score</b>
	<b>9</b>
Highways site support no	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported	

**Parkside Lane Ls 11**

**Site Plan ref: EG2-16**

**ELR ref: 2101900**

Education comments

Flood Risk

[Shapefile Area 5.5ha ??] Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

General employment allocation

Publication Draft Plan Allocation Conclusion

Site is open land to the rear of a large Industrial estate. Access via Parkside Lane. It is an appropriate site for employment particularly given its location.

## Plots 2 & 3 Astra Park Parkside Lane Ls11

Site Plan ref: n/a

ELR ref: 2103631

### Site Details

Eastings	430032	Northing	430525	Site area ha	0.39	SP7	
HMCA	Outer South West			Ward	City and Hunslet		

### Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land
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Neighbouring land uses

Office
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Manufacturing and Wholesale
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Wholesale distribution
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Other land uses - None

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

Description

Site is a strip of land in the middle of Astra Business Park. As such it is ideally located for employment uses. Extension of time period of application 21/149/05/FU to erect 4 industrial units with associated service yards and car parking exp. 29/10/2013.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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	Cottingley
Nearest train station distance (m)	2686.45
Nearest bus stop	11092
Nearest bus stop distance (m)	179.73

Agricultural classification	
Grade	Percent
Urban	100

**Plots 2 & 3 Astra Park Parkside Lane Ls11**

Site Plan ref: n/a

ELR ref: 2103631

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Within 10mins of bus stop - not fully meeting standard	<b>3</b>
Access comments	Rank (1-5)
As existng building	<b>5</b>
Local network comments	Rank (1-5)
existing use on site, low additional impact if redeveloped	<b>5</b>
Mitigation measures	<b>Total score</b>
	<b>13</b>
Highways site support	
Yes	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation. Site close to permitted EA waste site (HW Martin Waste Ltd) which can give rise to pests.	

**LCC**

Ecology support	Supported
Supported	

## Plots 2 & 3 Astra Park Parkside Lane Ls11

Site Plan ref: n/a

ELR ref: 2103631

### Education comments

### Flood Risk

#### Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/03771/EXT	Extension of time period of application 21/149/05/FU to erect 4 industrial units with associated service yards and car parking	A	100

### Conclusions

#### Publication Draft Plan Allocation

General employment allocation

#### Publication Draft Plan Allocation Conclusion

Site is a strip of land in the middle of Astra Business Park. As such it is ideally located for employment uses.

## Royds Service Station Royds Lane Beeston

Site Plan ref: EG2-14 ELR ref: 2104450

### Site Details

Easting	427408	Northing	431377	Site area ha	0.26	SP7	
HMCA	Outer South West			Ward	Beeston and Holbeck		

### Site Characteristics

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

On-site land uses

Derelict
----------

Neighbouring land uses

--

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

#### Description

Site located on south side of Wortley Ring Road (A6110) at the junction with Gelderd Road (A62). Site is currently vacant with remains of the previous development. Other vacant and derelict land to the north of this site, industrial/warehousing development to the south and west and the City West Business Park to the east. The site has been levelled with areas of concrete slab, asphalt, grass/bushes and a few young trees.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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	Cottingley
Nearest train station distance (m)	1307.49
Nearest bus stop	3990
Nearest bus stop distance (m)	34.82

#### Agricultural classification

Grade	Percent
Urban	100

**Royds Service Station Royds Lane Beeston**

Site Plan ref: EG2-14      ELR ref: 2104450

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Access onto Ring Road and Royds Lane using existng accesses	<b>4</b>
Local network comments Gelderd Road / Ring Road junction congestion	<b>3</b>
Mitigation measures Gelderd Road/Ring Road improvement,	<b>Total score</b> <b>12</b>
Highways site support yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

**Royds Service Station Royds Lane Beeston**

**Site Plan ref: EG2-14      ELR ref: 2104450**

Education comments

Flood Risk

Site predominantly located in FZ3 and FZ2. A detailed FRA is required for any development. Potential for surface water flooding. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

General employment allocation

Publication Draft Plan Allocation Conclusion

Vacant and derelict site which is suitable for employment.

## Fall Lane East Ardsley Wf3

Site Plan ref: EG2-20

ELR ref: 2200462

### Site Details

Easting	431120	Northing	426004	Site area ha	0.59	SP7	
HMCA	Outer South West			Ward	Ardsley and Robin Hood		

### Site Characteristics

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

On-site land uses

Vacant land
-------------

Neighbouring land uses

Dwellings
-----------

Agriculture
-------------

Outdoor amenity and open space
--------------------------------

Other land uses - None

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

Description

This site has a lapsed permission for residential and a medical centre (08/00541/FU - exp. 16.04.2011). Although this permission has lapsed Members in the area have an expressed a desire to ratin the site for employment.

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.24	% 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	Morley
Nearest train station distance (m)	4657.02
Nearest bus stop	14347
Nearest bus stop distance (m)	172.57

Agricultural classification

Grade	Percent
Grade 3	100

**Fall Lane East Ardsley Wf3**

Site Plan ref: EG2-20

ELR ref: 2200462

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments **Rank (1-5)**  
 Within 10mins of bus stop - not fully meeting standard **5**

Access comments **5**  
 Consent for development of the site with access from Meadowside Road

Local network comments **5**  
 ok

Mitigation measures **Total score**  
 Parking controls may be required in residential area. **15**

Highways site support  
 Yes

Contingent on other sites

Public transport accessibility comments **Rank (1-5)**  
 Within 10mins of bus stop - not fully meeting standard **5**

Access comments **5**  
 Consent for development of the site with access from Meadowside Road

Local network comments **5**  
 ok

Mitigation measures **Total score**  
 Parking controls may be required in residential area. **15**

Highways site support  
 Supported

Contingent on other sites

**Fall Lane East Ardsley Wf3**

Site Plan ref: EG2-20

ELR ref: 2200462

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation. Ordinary watercourse (running through west of site - culvert)	

**LCC**

Ecology support	Supported
Supported	

**Education comments**

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**Flood Risk**

Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

**Utilities**

Gas	
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**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

Heritage England	
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**Natural England**

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**Conclusions**

Publication Draft Plan Allocation	
General employment allocation	

**Publication Draft Plan Allocation Conclusion**

Permission was originally given for housing development on Ardsley Sidings with a small element of employment land in order to provide mixed use employment opportunities in the area. The site is therefore considered suitable in principle for employment use.

# Former Brick Works Lingwell Gate Lane Thorpe Wf3

Site Plan ref: n/a

ELR ref: 2201920

## Site Details

Eastings	431692	Northing	426726	Site area ha	2.68	SP7	
HMCA	Outer South West			Ward	Ardsley and Robin Hood		

## Site Characteristics

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

On-site land uses

Vacant land

Neighbouring land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

Allocated site. Given adjacent use to the south is residential then likely to come forward as a housing site.

## Spatial relationships

### UDP Designations

N32 Greenbelt	0.05	% 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	Morley
Nearest train station distance (m)	4924.97
Nearest bus stop	2849
Nearest bus stop distance (m)	166.03

Agricultural classification	
Grade	Percent
Grade 3	100

**Former Brick Works Lingwell Gate Lane Thorpe Wf3**

Site Plan ref: n/a

ELR ref: 2201920

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments		<b>Rank (1-5)</b>
Public Transport adequate for B1©, B2 & B8 uses		<b>3</b>
Access comments	existing with some improvements would be adequate	<b>4</b>
Local network comments	spare local capacity	<b>4</b>
Mitigation measures		<b>Total score</b>
		<b>11</b>
Highways site support	yes	
Contingent on other sites		

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Partially on historic landfill & within 250 m of active landfill	

**LCC**

Ecology support	Supported
Supported	

## Former Brick Works Lingwell Gate Lane Thorpe Wf3

Site Plan ref: n/a

ELR ref: 2201920

### Education comments

### Flood Risk

#### Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/00698/DEM	Determination for demolition of single storey derelict barn	A	67

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Not suitable for development as site provides a buffer between residential development to the south and identified site for employment purposes to the north

# Former Brick Works Lingwell Gate Lane Thorpe Wf3

Site Plan ref: n/a

ELR ref: 2201921

## Site Details

Eastings	431702	Northing	426570	Site area ha	2.43	SP7	
HMCA	Outer South West			Ward	Ardsley and Robin Hood		

## Site Characteristics

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

On-site land uses

Residential institution
-------------------------

Neighbouring land uses

Agriculture
-------------

Dwellings
-----------

Manufacturing and Wholesale
-----------------------------

Other land uses - None

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

Description

Site has been built out as residential.
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## Spatial relationships

### UDP Designations

N32 Greenbelt	0.12	% 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	Morley
Nearest train station distance (m)	4980.31
Nearest bus stop	7675
Nearest bus stop distance (m)	73.54

Agricultural classification

Grade	Percent
Grade 2	37.38
Grade 3	62.62

**Former Brick Works Lingwell Gate Lane Thorpe Wf3**

Site Plan ref: n/a

ELR ref: 2201921

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 checked="" type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Within 10minutes walk of a bus stop with high frequency service	<b>3</b>
<b>Access comments</b> Access onto B6135 Lingwell Gate Lane or Longthorpe Lane	<b>5</b>
<b>Local network comments</b> B6135 / Longthorpe Lane improvements, footway improvement on longthorpe Lane	<b>4</b>
<b>Mitigation measures</b> Junction and footway improvements, crossing points	<b>Total score</b> <b>12</b>
<b>Highways site support</b> Yes with mitigation	
<b>Contingent on other sites</b>	

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.Partially on historic landfill & within 250 m of active landfill	

**LCC**

Ecology support	Supported
Supported - Green.	

**Former Brick Works Lingwell Gate Lane Thorpe Wf3**

Site Plan ref: n/a

ELR ref: 2201921

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Minor.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site has been built out as residential.

# Thorpe Hall Thorpe Lane Thorpe Wf3

Site Plan ref: n/a

ELR ref: 2201930

## Site Details

Easting	431587	Northing	427007	Site area ha	1.01	SP7	
HMCA	Outer South West			Ward	Ardsley and Robin Hood		

## Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Neighbouring land uses

Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

### Description

Site is a historic building falling into disrepair. Negotiations are continuing to release land for housing to fund repair of the house. However, the use of the house is as yet undecided and given the location office use may be unlikely.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	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	Morley
Nearest train station distance (m)	4750.93
Nearest bus stop	2849
Nearest bus stop distance (m)	162.10

### Agricultural classification

Grade	Percent
Grade 3	86.75
Grade 3a	13.25

**Thorpe Hall Thorpe Lane Thorpe Wf3**

Site Plan ref: n/a

ELR ref: 2201930

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 checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Within 10minutes walk of a bus stop with high frequency service	<b>3</b>
<b>Access comments</b> Poor access options due to bend and narrow carriageway	<b>2</b>
<b>Local network comments</b> A654/B6135 junction needs improvement, footway required on B6135	<b>3</b>
<b>Mitigation measures</b>	<b>Total score</b> <b>8</b>
<b>Highways site support</b> No	
<b>Contingent on other sites</b>	

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	FZ1 over 1ha. See comments in our previous I&O consultation.
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**LCC**

Ecology support	Supported
Supported - Green.	

**Thorpe Hall Thorpe Lane Thorpe Wf3**

**Site Plan ref: n/a**

**ELR ref: 2201930**

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site is a historic building falling into disrepair. Negotiations are continuing to release land for housing to fund repair of the house. However, the use of the house is as yet undecided and given the location office use may be unlikely.

# Lingwell Gate Lane, Thorpe

Site Plan ref: EG2-21

ELR ref: 2202290

## Site Details

Easting	431949	Northing	426837	Site area ha	3.7	SP7	
HMCA	Outer South West			Ward	Ardsley and Robin Hood		

## Site Characteristics

Site type	Greenfield
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### On-site land uses


### Neighbouring land uses


Other land uses - None

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

### Description

The site is currently accessed directly from Thorpe Lower Lane and Lingwell Gate Lane (site address) is approximately 100 metres to the west of the site's western boundary. The site has limited agricultural land particularly to the north and south. Further east is the M1 and beyond the mainly residential area of Robin Hood. To the west there is a limited amount of both housing and light industry/storage/distribution at Thorpe on the Hill.

## 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	Morley
Nearest train station distance (m)	5143.68
Nearest bus stop	2849
Nearest bus stop distance (m)	372.62

### Agricultural classification

Grade	Percent
Grade 2	0.16
Grade 3	56.6
Grade 3b	25.62

**Lingwell Gate Lane, Thorpe**

**Site Plan ref: EG2-21 ELR ref: 2202290**

Grade 3a	17.63
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Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 checked="" 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?	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?	No
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 of settlements

**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?	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	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**

Development would represent an incursion into the Green Belt.

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments

Within 10minutes walk of a bus stop with high frequency service

**Rank (1-5)**

**3**

**Lingwell Gate Lane, Thorpe**

**Site Plan ref: EG2-21      ELR ref: 2202290**

Access comments

Access onto Thorpe Lower Lane

**4**

Local network comments

Footways poor, A61 junction congestion

**3**

Mitigation measures

Footway improvements/ A61 junction improvements

**Total score**

**10**

Highways site support

yes with mitigation

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints

**LCC**

Ecology support      Supported  
Supported - Green.

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Lingwell Gate Lane, Thorpe**

**Site Plan ref: EG2-21      ELR ref: 2202290**

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**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

General employment allocation

Publication Draft Plan Allocation Conclusion

Green Belt site. This site is adjacent to a safeguarded Natural Resources and Waste site and is therefore considered to be more suitable for employment use than for housing. Development of the site would represent an incursion into Green Belt, however on balance its location close to the motorway network makes it suitable for employment use.

**Bruntcliffe Lane Morley**

Site Plan ref: n/a

ELR ref: 2301552

**Site Details**

Easting	425449	Northing	428004	Site area ha	1.24	SP7	
HMCA	Outer South West			Ward	Morley North/Morley South		

**Site Characteristics**

Site type	Brownfield
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On-site land uses

Car auction site
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Neighbouring land uses

Manufacturing and Wholesale
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Storage
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Other land uses - None

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

Description

Motor auction business site. Storage of cars and auction administrative building. Sandwiched between industrial buildings and land.
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**Spatial relationships****UDP Designations**

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

**Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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	Morley
Nearest train station distance (m)	1519.54
Nearest bus stop	1390
Nearest bus stop distance (m)	159.56

**Agricultural classification**

Grade	Percent
Grade 3	28.41
Urban	71.59

**Bruntcliffe Lane Morley**

Site Plan ref: n/a

ELR ref: 2301552

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Within 10minutes walk of a bus stop with high frequency service	<b>3</b>
<b>Access comments</b> Existing access onto Bruntcliffe Lane ok	<b>5</b>
<b>Local network comments</b> local congestion at A650 junction in particular	<b>3</b>
<b>Mitigation measures</b>	<b>Total score</b> <b>11</b>
<b>Highways site support</b> Yes with mitigation	
<b>Contingent on other sites</b>	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
Supported - Green.	

**Bruntcliffe Lane Morley**

Site Plan ref: n/a

ELR ref: 2301552

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Availability for employment development uncertain.

## Rods Mills Lane - High St Morley

Site Plan ref: n/a

ELR ref: 2302530

### Site Details

Easting	426699	Northing	427368	Site area ha	1.84	SP7	
HMCA	Outer South West			Ward	Morley South		

### Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Overgrown vacant land with buildings in a variety of uses around the edges facing surrounding roads.

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

#### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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	Morley
Nearest train station distance (m)	785.27
Nearest bus stop	1907
Nearest bus stop distance (m)	90.44

#### Agricultural classification

Grade	Percent
Urban	100

**Rods Mills Lane - High St Morley**

Site Plan ref: n/a

ELR ref: 2302530

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments No viable access for redevelopment of the site without demolition of building and access on to High Street	<b>2</b>
Local network comments local congestion means junction	<b>3</b>
Mitigation measures	<b>Total score</b> <b>10</b>
Highways site support Yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	FZ1 over 1ha. See comments in our previous I&O consultation.
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**LCC**

Ecology support	Supported
Supported - Green.	

**Rods Mills Lane - High St Morley**

Site Plan ref: n/a

ELR ref: 2302530

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site preferred for housing

# Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11

Site Plan ref: n/a

ELR ref: 2303441

## Site Details

Easting	423188	Northing	428377	Site area ha	0.16	SP7	
HMCA	Outer South West			Ward	Morley North		

## Site Characteristics

Site type	Brownfield
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### On-site land uses

Manufacturing and Wholesale

Office

### Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

### Description

A new building has recently been built on this site. The site itself is surrounded by agricultural land on three side and housing to the west. The site is directly off the Wakefield Rd. (B6315), just north of the M62 and approximately one kilometre west of Junction 27.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
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	Morley
Nearest train station distance (m)	3786.04
Nearest bus stop	5354
Nearest bus stop distance (m)	100.79

### Agricultural classification

Grade	Percent
Urban	100

**Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11**

Site Plan ref: n/a

ELR ref: 2303441

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Within 10mins of bus stop - not fully meeting standard	<b>3</b>
Access comments	
existing access to B6135	<b>5</b>
Local network comments	
OK	<b>4</b>
Mitigation measures	<b>Total score</b>
	<b>12</b>
Highways site support	
Yes	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
Supported	

**Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11**

Site Plan ref: n/a

ELR ref: 2303441

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

This site is in existing employment use, hence no need for allocation.

## Peel Mills Commercial Street Morley Ls27

Site Plan ref: n/a

ELR ref: 2303459

### Site Details

Eastings	426628	Northing	427644	Site area ha	0.43	SP7	
HMCA	Outer South West			Ward	Morley South		

### Site Characteristics

Site type	Brownfield
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#### On-site land uses

Dwellings
Office

#### Neighbouring land uses

Manufacturing and Wholesale
Office
Dwellings

Other land uses - None

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

#### Description

Rectangular site bounded by Commercial St and Peel St. The Peel St end of the site comprises residential new build flats. The bottom end of the site comprises Peel St Mills (a 4-5 storey red brick mill building) and car parking. The site is in the centre of Morley at the junction of Peel St. and Commercial St.

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

#### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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	Morley
Nearest train station distance (m)	571.92
Nearest bus stop	905
Nearest bus stop distance (m)	94.38

#### Agricultural classification

Grade	Percent
Urban	100

**Peel Mills Commercial Street Morley Ls27**

Site Plan ref: n/a

ELR ref: 2303459

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets PT accessibility and standards	<b>5</b>
Access comments	Rank (1-5)
Access onto Commercial Street or Melbourne St OK	<b>5</b>
Local network comments	Rank (1-5)
	<b>5</b>
Mitigation measures	Total score
	<b>15</b>
Highways site support	
Yes	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
Site not found in GIS files provided by LCC - please provide grid reference for further comments	

**LCC**

Ecology support	Supported
Supported	

**Peel Mills Commercial Street Morley Ls27**

Site Plan ref: n/a

ELR ref: 2303459

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site not available due to residential and office development.

# Howley Park Road East LS27

Site Plan ref: n/a

ELR ref: 2304490

## Site Details

Easting	425920	Northing	426384	Site area ha	0.87	SP7	
HMCA	Outer South West			Ward	Morley South		

## Site Characteristics

Site type	Brownfield
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### On-site land uses

Manufacturing and Wholesale
Wholesale distribution

### Neighbouring land uses

Office
Manufacturing and Wholesale
Wholesale distribution

Other land uses - None

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

### Description

This site seems to be in full employment.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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	Morley
Nearest train station distance (m)	2014.30
Nearest bus stop	13014
Nearest bus stop distance (m)	370.85

### Agricultural classification

Grade	Percent
Non-agricultural	100

# Howley Park Road East LS27

Site Plan ref: n/a

ELR ref: 2304490

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

## Summary of infrastructure provider comments

### LCC Highways Comments

#### Public transport accessibility comments

just outside 10minutes walk of a bus stop with high frequency service

Rank (1-5)

2

#### Access comments

Needs access through adjacent site to Howley Park Road East

4

#### Local network comments

Need comprehensive solution to all sites on Howley Park

4

#### Mitigation measures

Total score

10

#### Highways site support

Yes with mitigation

#### Contingent on other sites

#### Public transport accessibility comments

just outside 10minutes walk of a bus stop with high frequency service

Rank (1-5)

2

#### Access comments

Needs access through adjacent site to Howley Park Road East

4

#### Local network comments

Need comprehensive solution to all sites on Howley Park

4

#### Mitigation measures

Total score

10

#### Highways site support

Yes with mitigation

#### Contingent on other sites

# Howley Park Road East LS27

Site Plan ref: n/a

ELR ref: 2304490

## Highways England

Impact		Network Status	
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## Network Rail

## Yorkshire Water

Treatment Works	
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## Environment Agency

Constraints	
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## LCC

Ecology support	Supported
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## Education comments

## Flood Risk

## Utilities

Gas	
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## Electric

## Fire and Rescue

## Telecoms

## Other

Heritage England	
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## Natural England

## Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/01850/FU	Change of use to form warehouse, alterations including new fencing, gates and platforms to warehouse and amendments to parking /servicing facilities	A	78

## Conclusions

Publication Draft Plan Allocation	
Not allocated for employment use	

**Howley Park Road East LS27**

**Site Plan ref: n/a**

**ELR ref: 2304490**

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Publication Draft Plan Allocation Conclusion

This site is in existing employment use, hence no need for allocation.

**Unit 1 Adwalton Business park 132 Wakefield Road Drighlington BD11 1DR**

Site Plan ref: n/a

ELR ref: 2304500

**Site Details**

Easting	423189	Northing	428426	Site area ha	0.13	SP7	
HMCA	Outer South West			Ward	Morley North		

**Site Characteristics**

Site type	Brownfield
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**On-site land uses**

Office
Manufacturing and Wholesale

**Neighbouring land uses**

Dwellings
Agriculture

Other land uses - None

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

**Description**

A new building is being built on this site. The site itself is surrounded by agricultural land on three sides and housing to the west. The site is directly off the Wakefield Rd. (B6315), just north of the M62 and approximately one kilometre west of Junction 27.

**Spatial relationships****UDP Designations**

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

**Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
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	Morley
Nearest train station distance (m)	3788.84
Nearest bus stop	5354
Nearest bus stop distance (m)	54.00

**Agricultural classification**

Grade	Percent
Urban	100

**Unit 1 Adwalton Business park 132 Wakefield Road Drighlington BD11 1DR**

Site Plan ref: n/a

ELR ref: 2304500

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Fails to meet accessibility standards	<b>1</b>

Access comments	
Access from existing access road	<b>5</b>

Local network comments	
Small site OK	<b>5</b>

Mitigation measures	<b>Total score</b>
	<b>11</b>

Highways site support
No

Contingent on other sites

Public transport accessibility comments	<b>Rank (1-5)</b>
Fails to meet accessibility standards	<b>1</b>

Access comments	
Access from existing access road	<b>5</b>

Local network comments	
Small site OK	<b>5</b>

Mitigation measures	<b>Total score</b>
	<b>11</b>

Highways site support
No

Contingent on other sites

**Unit 1 Adwalton Business park 132 Wakefield Road Drighlington BD11 1DR**

Site Plan ref: n/a

ELR ref: 2304500

**Highways England**

Impact		Network Status	
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
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Education comments

Flood Risk

**Utilities**

Gas	
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Electric

Fire and Rescue

Telecoms

**Other**

Heritage England	
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Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/05924/FU	Retrospective application to erect office unit.	A	100
14/06061/COND	Consent, agreement or approval required by conditions 2, 3, 6, 7, 8, 11 and 12 of Planning Application 13/05924/FU	SPL	100

**Conclusions**

**Unit 1 Adwalton Business park 132 Wakefield Road Drighlington BD11 1DR**

**Site Plan ref: n/a**

**ELR ref: 2304500**

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Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

This site is in existing employment use, hence no need for allocation.

## Former Loco Shed Site Off Royds Lane Ls 12

Site Plan ref: n/a

ELR ref: 2401060

### Site Details

Easting	427059	Northing	431277	Site area ha	5.58	SP7	
HMCA	Outer South West			Ward	Farnley and Wortley		

### Site Characteristics

Site type	Brownfield
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On-site land uses

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Neighbouring land uses

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Other land uses - None

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

#### Description

The site is located in Lower Wortley and is approximately 4 kms to the south west of the city, located just off the ring road next to Makro warehouse unit. The site is 5.7 hectares in size, of a triangular shape and slopes upwards towards the southern boundary away from the Ring Road.

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.76	% 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	99.24	% 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 %	0.01
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Nearest train station	Cottingley
Nearest train station distance (m)	1250.28
Nearest bus stop	8064
Nearest bus stop distance (m)	317.14

#### Agricultural classification

Grade	Percent
Urban	100

**Former Loco Shed Site Off Royds Lane Ls 12**

Site Plan ref: n/a

ELR ref: 2401060

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 checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Within 10minutes walk of a bus stop with high frequency service	<b>3</b>
Access comments	<b>Rank (1-5)</b>
No acces on to A62, access via Royds Lane	<b>4</b>
Local network comments	<b>Rank (1-5)</b>
Ring Road congestion in vicinity of Royds Lane	<b>3</b>
Mitigation measures	<b>Total score</b>
Significant comprehensive improvements on Ring Road are required.	<b>10</b>
Highways site support	
Yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Not Supported
Not supported - RED - The triangle within the railway/disused railway line lies within the updated 2014 Leeds Wildlife Habitat Network as mixed species rich acid grassland and scrub.	

## Former Loco Shed Site Off Royds Lane Ls 12

Site Plan ref: n/a

ELR ref: 2401060

### Education comments

### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/06972/COND	Consent, agreement or approval required by conditions 6, 9, 13, 14 and 15 of Planning Application 14/00521/RM	SPL	97
09/05553/OT	Outline application to erect residential development	A	97
14/00521/RM	Reserved Matters application for 154 dwellings	A	97
14/06971/COND	Consent, agreement or approval required by conditions 4, 6, 7, 8, 10, 12, 13, 16, 17, 19, 20, 23, 24, 25, 26, 27, 28, 30, 32, 34, 35, 38 and 39 of Planning Application 09/05553/OT	SPL	97

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Site unavailable as being developed as full residential scheme for 154 dwellings under 14/00521/RM.

## Carr Crofts Tong Rd Ls12

Site Plan ref: n/a

ELR ref: 2403250

### Site Details

Easting	426326	Northing	427269	Site area ha	0.22	SP7	
HMCA	Outer South West			Ward	Morley South		

### Site Characteristics

Site type	Brownfield
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On-site land uses

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Neighbouring land uses

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Other land uses - None

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

Description

Occupied employment site of Cairn Cross Engineers, Smith Robinson Ltd and Kayco Ltd at Cadman Court off Chartists Way to the north.
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### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
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 %	0.45
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Nearest train station	Morley
Nearest train station distance (m)	1052.60
Nearest bus stop	1986
Nearest bus stop distance (m)	50.05

#### Agricultural classification

Grade	Percent
Urban	100

**Carr Crofts Tong Rd Ls12**

Site Plan ref: n/a

ELR ref: 2403250

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments **Rank (1-5)**  
 Meets accessibility standards **5**

Access comments **5**  
 Existing access onto Hanley Road

Local network comments **5**  
 Small site low impact

Mitigation measures **Total score**  
**15**

Highways site support  
 Yes

Contingent on other sites

Public transport accessibility comments **Rank (1-5)**  
 Meets accessibility standards **5**

Access comments **5**  
 Existing access onto Hanley Road

Local network comments **5**  
 Small site low impact

Mitigation measures **Total score**  
**15**

Highways site support  
 Yes

Contingent on other sites

**Carr Crofts Tong Rd Ls12**

Site Plan ref: n/a

ELR ref: 2403250

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
Supported	

**Education comments**

**Flood Risk**

Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

**Utilities**

Gas	
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**Electric**

**Fire and Rescue**

**Telecoms**

**Other**

Heritage England	
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**Natural England**

**Conclusions**

Publication Draft Plan Allocation	
Not allocated for employment use	

Publication Draft Plan Allocation Conclusion	
This site is in existing employment use, hence no need for allocation.	

**MANOR MILL LANE LS 11**

Site Plan ref: n/a

ELR ref: 2100562

**Site Details**

Eastings	428163	Northing	430300	Site area ha	1.02	SP7	
HMCA	Outer South West			Ward	Beeston and Holbeck		

**Site Characteristics**

Site type	Brownfield
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**On-site land uses**

Wholesale distribution
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**Neighbouring land uses**

Manufacturing and Wholesale
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Dwellings
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Other land uses - None

Topography		Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

**Description**

Site located in a mixed use area with light industry, warehouse and residential use. It is a new built subquent to the permitted ambulance service response unit as approved in 2013.

**Spatial relationships****UDP Designations**

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

**Core Strategy**

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

**Regeneration Areas**

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

**Other Spatial Relationships**

LCC ownership %	0.72
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Nearest train station	Cottingley
Nearest train station distance (m)	812.21
Nearest bus stop	12517
Nearest bus stop distance (m)	236.98

**Agricultural classification**

Grade	Percent
Urban	100

**MANOR MILL LANE LS 11**

Site Plan ref: n/a

ELR ref: 2100562

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

**Summary of infrastructure provider comments**

**Highways England**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works			

**Environment Agency**

Constraints			

**LCC**

Ecology support			

**Education comments**

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**Flood Risk**

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**Utilities**

Gas			

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

Heritage England			

**Natural England**

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**MANOR MILL LANE LS 11**

**Site Plan ref: n/a**

**ELR ref: 2100562**

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**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Completion under 13/00199/FU on 05/06/2014 for change of use of industrial unit to form ambulance service response unit. Not allocated as it is not additional employment land.

# Land At Nepshaw Lane Asquith Avenue Gildersome

Site Plan ref: EG2-23

ELR ref: 2303010\_2303011

## Site Details

Easting	425042	Northing	428551	Site area ha	29.04	SP7	
HMCA	Outer South West			Ward	Morley North		

## Site Characteristics

Site type	Greenfield
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### On-site land uses

Agriculture

Unmanaged Forest

### Neighbouring land uses

Wholesale distribution

Other land uses - None

Topography	Undulating	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

### Description

Greenfield site between Gelderd Road and Nepshaw Lane. Mainly in agricultural use with unmanaged forest on part of the site.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	1.00	
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	Morley
Nearest train station distance (m)	1973.41
Nearest bus stop	6861
Nearest bus stop distance (m)	420.86

### Agricultural classification

Grade	Percent
Grade 3	61.35
Grade 3a	38.65

**Land At Nephshaw Lane Asquith Avenue Gildersome**

**Site Plan ref: EG2-23      ELR ref: 2303010\_2303011**

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 checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input 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 checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

**Summary of infrastructure provider comments**

**Highways England**

Impact	Network Status
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**Network Rail**

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**Yorkshire Water**

Treatment Works
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**Environment Agency**

Constraints
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**LCC**

Ecology support
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**Education comments**

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**Flood Risk**

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**Utilities**

Gas
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**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

Heritage England
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**Natural England**

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## Land At Nepshaw Lane Asquith Avenue Gildersome

Site Plan ref: EG2-23

ELR ref: 2303010\_2303011

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
15/02557/RM	Reserved Matters Application for infrastructure works, including new road accesses and layouts, bulk earth workings, structural landscaping, acoustic screening and drainage works	A	100
15/03934/COND	Consent, agreement or approval required by condition 13 of Planning Application 12/02470/OT	A	100
12/02470/OT	Outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses), with two points of access off Gelderd Road and one point of access off Asquith Avenue	A	100
15/02979/COND	Consent, agreement or approval required by conditions 4, 10, 14, 16, 17, 18, 19, 22, 23, 29, 32 and 33 of Planning Application 12/02470/OT	SPL	100

## Conclusions

Publication Draft Plan Allocation

General employment allocation

Publication Draft Plan Allocation Conclusion

Site to be reclassified as an identified site for submission. UDP employment allocation (E4:14). Part of the site has an approved scheme (12/02470/OT) which is an outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses). The scheme was approved on 06/03/2015. The remainder of the site is available for general employment.

# Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow

Site Plan ref: EG2-6

ELR ref: 2400850

## Site Details

Easting	423420	Northing	434504	Site area ha	0.48	SP7	
HMCA	Outer West			Ward	Pudsey		

## Site Characteristics

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

On-site land uses

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Transport tracks and ways

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

vacant site, left over land from the development on stanningley field close.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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	100.00	
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	Bramley
Nearest train station distance (m)	539.15
Nearest bus stop	10392
Nearest bus stop distance (m)	120.27

Agricultural classification	
Grade	Percent
Urban	100

**Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow**

Site Plan ref: EG2-6

ELR ref: 2400850

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	Could only be accessed through adjacent sites		<b>4</b>
Local network comments	OK		<b>4</b>
Mitigation measures		<b>Total score</b>	<b>13</b>
Highways site support	yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Not supported
Not supported - RED - The northern edge of this site adjacent to the railway line has a woodland fringe which is UK BAP priority habitat.	

**Land Rear of Staningley Field Close, Swinnow Lane, Swinnow**

**Site Plan ref: EG2-6**

**ELR ref: 2400850**

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Potential surface water flood risk.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

General employment allocation

Publication Draft Plan Allocation Conclusion

Retain for employment. Site is within an employment area could have access to the road network. No other use would be acceptable here.

# Stanningley Road & Swinnow Road, Pudsey

Site Plan ref: EG2-7

ELR ref: 2401892

## Site Details

Easting	424005	Northing	434479	Site area ha	0.42	SP7	
HMCA	Outer West			Ward	Bramley and Stanningley		

## Site Characteristics

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

On-site land uses

Vacant land
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Neighbouring land uses

Transport tracks and ways
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Wholesale distribution
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Office
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Manufacturing and Wholesale
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Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

A vacant piece of land in a mixed employment use area.
--

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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	100.00	
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	Bramley
Nearest train station distance (m)	81.93
Nearest bus stop	4383
Nearest bus stop distance (m)	45.79

Agricultural classification

Grade	Percent
Urban	100

**Stanningley Road & Swinnow Road, Pudsey**

Site Plan ref: EG2-7

ELR ref: 2401892

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	Would need to be accessed via Dolphin Court, too close to signals to access from Stanningley Road		<b>4</b>
Local network comments	Stanningley Road /Swinnow Road signals need testing		<b>3</b>
Mitigation measures		<b>Total score</b>	<b>12</b>
Highways site support	yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

## Stanningley Road & Swinnow Road, Pudsey

Site Plan ref: EG2-7

ELR ref: 2401892

### Education comments

### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History

 Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/05344/EXT	Extension of time period for planning permission 08/06672/FU Single storey side extension to factory, including the laying out of 14 additional parking spaces	A	100

### Conclusions

#### Publication Draft Plan Allocation

General employment allocation

#### Publication Draft Plan Allocation Conclusion

A grassed flat site located within an employment area. Retain.

# Cubic Business Centre Stanningley Road Ls13

Site Plan ref: n/a

ELR ref: 2402880

## Site Details

Easting	423758	Northing	434533	Site area ha	0.2	SP7	
HMCA	Outer West			Ward	Bramley and Stanningley		

## Site Characteristics

Site type	Brownfield
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On-site land uses

Office
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Neighbouring land uses

Storage
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Wholesale distribution
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Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

This site is currently in employment use. It is surrounded by commercial uses.
--

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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	100.00	
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	Bramley
Nearest train station distance (m)	225.88
Nearest bus stop	11542
Nearest bus stop distance (m)	34.54

Agricultural classification	
Grade	Percent
Urban	100

**Cubic Business Centre Stanningley Road Ls13**

Site Plan ref: n/a

ELR ref: 2402880

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Meets accessibility standards	<b>5</b>

Access comments	
Existing access on to Stanninglet Road	<b>5</b>

Local network comments	
Small site low impact	<b>5</b>

Mitigation measures	<b>Total score</b>
	<b>15</b>

Highways site support	
Yes	

Contingent on other sites	

Public transport accessibility comments	<b>Rank (1-5)</b>
Meets accessibility standards	<b>5</b>

Access comments	
Existing access on to Stanninglet Road	<b>5</b>

Local network comments	
Small site low impact	<b>5</b>

Mitigation measures	<b>Total score</b>
	<b>15</b>

Highways site support	
Yes	

Contingent on other sites	

**Cubic Business Centre Stanningley Road Ls13**

Site Plan ref: n/a

ELR ref: 2402880

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail****Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
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## Education comments

## Flood Risk

Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
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**Utilities**

Gas	
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## Electric

## Fire and Rescue

## Telecoms

**Other**

Heritage England	
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## Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/03530/ADV	2 internally illuminated individual letter & logo signs to proposed offices	A	73
10/00311/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5, 6, 7, 13, 14 and 15 of Planning Application 09/00695/FU	SPL	95

## Cubic Business Centre Stanningley Road Ls13

Site Plan ref: n/a

ELR ref: 2402880

App Number	Proposal	Decision	% of site
10/00589/COND	Consent, agreement or approval required by condition 16 of Planning Application 09/00695/FU	A	95
09/04874/COND	Consent, agreement or approval required by conditions 2, 4, 5, 6, 7, 8, 13 and 16 of Planning Application 09/00695/FU	SPL	95
11/00380/COND	Consent, agreement or approval required by condition 17 of Planning Application 09/00695/FU	A	95
09/00695/FU	Erection of 4 storey office block and alterations to existing car park	A	95
10/9/00173/MOD	Erection of 4 storey office block and alterations to existing car parkNON-MATERIAL AMENDMENT: Addition of opening lights to facade windows; change of window profile section	M01	95
10/9/00145/MOD	Erection of 4 storey office block and alterations to existing car parkNON-MATERIAL AMENDMENT: Replace window on ground floor of north elevation with door and sidelight; omit banks of windows from first, second and third floor of west elevation	M01	95

### Conclusions

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site is currently in employment use - permission 09/00695 completed.

## Abbey Rd Adj R Aire Leeds 5

Site Plan ref: n/a

ELR ref: 2403100

### Site Details

Eastings	424338	Northing	436840	Site area ha	1.24	SP7	
HMCA	Outer West			Ward	Bramley and Stanningley		

### Site Characteristics

Site type	Greenfield
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On-site land uses

Vacant land
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Neighbouring land uses

Vacant land
-------------

Waterways
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Other land uses - None

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

Description

A vacant piece of land adjacent to the River Aire. The site is within the floodzone and the conservation area.
--

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.94	
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	100.00	% 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	Horsforth
Nearest train station distance (m)	2300.67
Nearest bus stop	12448
Nearest bus stop distance (m)	276.64

Agricultural classification	
Grade	Percent
Urban	100

**Abbey Rd Adj R Aire Leeds 5**

Site Plan ref: n/a

ELR ref: 2403100

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Within 10minutes walk of a bus stop with high frequency service	<b>4</b>

Access comments	
Connect through Kirkstall Forge	<b>5</b>

Local network comments	
Addressed through Kirkstall Forge	<b>5</b>

Mitigation measures	<b>Total score</b>
Part of Kirkstall Forge mitigation	<b>14</b>

Highways site support	
Yes with mitigation	

Contingent on other sites	

Public transport accessibility comments	<b>Rank (1-5)</b>
Within 10minutes walk of a bus stop with high frequency service	<b>4</b>

Access comments	
Connect through Kirkstall Forge	<b>5</b>

Local network comments	
Addressed through Kirkstall Forge	<b>5</b>

Mitigation measures	<b>Total score</b>
Part of Kirkstall Forge mitigation	<b>14</b>

Highways site support	
Yes with mitigation	

Contingent on other sites	

**Abbey Rd Adj R Aire Leeds 5**

Site Plan ref: n/a

ELR ref: 2403100

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail****Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
Site within FZ3. See comments in our previous I&O consultation. Within 10m of main river (River Aire). On historic landfill	

**LCC**

Ecology support	Not Supported
Not supported - RED - This proposed allocation lies on the south bank of the River Aire, a UK BAP priority habitat valuable for otters, fish, birds and bats.	

## Education comments

## Flood Risk

Fluvial Flood Risk = High (FZ 3Ai). Surface water flood risk = Low Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
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**Utilities**

Gas	
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## Electric

## Fire and Rescue

## Telecoms

**Other**

Heritage England	
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## Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/02638/COND	Consent, agreement or approval required by conditions 5 and 6 of Planning Application 11/01400/EXT	SPL	100

**Abbey Rd Adj R Aire Leeds 5**

**Site Plan ref: n/a**

**ELR ref: 2403100**

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<b>App Number</b>	<b>Proposal</b>	<b>Decision</b>	<b>% of site</b>
11/01400/EXT	Extension of Time period permission for application 24/96/05/OT for mixed use development comprising residential, offices, leisure, hotel, retail & bar/restaurants including access, site remediation, construction of bridges and river works, car parking and landscaping	<b>A</b>	100

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**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Remove. High risk of flooding therefore unlikely to gain planning permission for any use.

## Wyther Lane Leeds 5

Site Plan ref: n/a

ELR ref: 2403210

### Site Details

Easting	425894	Northing	435295	Site area ha	1.11	SP7	
HMCA	Outer West			Ward	Armley		

### Site Characteristics

Site type

On-site land uses

Storage

Vacant land

Neighbouring land uses

Dwellings

Office

Other land uses - None

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

Description

An employment site that is adjacent to the river with mature trees and some grazed areas. Information states a listed building on site, SSSI and in a Flood risk area.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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	Headingley
Nearest train station distance (m)	1053.44
Nearest bus stop	9072
Nearest bus stop distance (m)	62.13

Agricultural classification

Grade	Percent
Urban	100

**Wyther Lane Leeds 5**

Site Plan ref: n/a

ELR ref: 2403210

Overlaps SSSI	<input checked="" type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" 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 checked="" 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Only access onto Wyther Lane poor can't be improved wouldn't support intensification of use	<b>2</b>
Local network comments congestion at Bridge Road junction, no improvement	<b>2</b>
Mitigation measures	<b>Total score</b> <b>9</b>
Highways site support No (no intensification of existing use)	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	Mainly FZ1, eastern boundary runs along FZ2. See comments in our previous I&O consultation.
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**LCC**

Ecology support	Not Supported
Not supported - RED - Leeds Liverpool Canal SSSI runs down the east side of this proposed allocation. The site is important for its invertebrate fauna and aquatic plant communities. The canal supports otters and bats both European protected species and water vole a UK protected species close to the proposed allocation site. Mature trees also run down the north and western parts of the site and should be retained - and inspected for use by bats.	

## Wyther Lane Leeds 5

Site Plan ref: n/a

ELR ref: 2403210

### Education comments

### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/05548/FU	Retrospective application for change of use of timber merchants (B1c) to fitness gymnasium (D2)	W	98
14/06872/FU	Demolition of existing industrial & manufacturing units and erection of 64 new residential dwellings (revised layout).	A	98
10/01114/EXT	Extension of time for outline planning application 24/225/04/OT for 84 flats in two blocks to industrial site	A	96
10/04223/FU	Change of use of industrial unit to micro brewery	A	98

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

removed following consent for residential.

# Whitehall Park Whitehall Road Leeds 12

Site Plan ref: n/a

ELR ref: 2403270

## Site Details

Easting	425904	Northing	431714	Site area ha	1.98	SP7	
HMCA	Outer West			Ward	Farnley and Wortley		

## Site Characteristics

Site type	Brownfield
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### On-site land uses

Refuse disposal

### Neighbouring land uses

Manufacturing and Wholesale
Storage
Wholesale distribution

Other land uses - None

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

### Description

Site is in operational use for materials recycling
--

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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	Cottingley
Nearest train station distance (m)	2211.84
Nearest bus stop	2070
Nearest bus stop distance (m)	216.51

### Agricultural classification

Grade	Percent
Urban	100

**Whitehall Park Whitehall Road Leeds 12**

Site Plan ref: n/a

ELR ref: 2403270

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 checked="" 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 checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	Access through internal site road		<b>5</b>
Local network comments	Given existing use, unlikely to be significant		<b>4</b>
Mitigation measures		<b>Total score</b>	<b>14</b>
Highways site support	yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	FZ1 over 1ha. See comments in our previous I&O consultation. Partially on historic landfill
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**LCC**

Ecology support	Not Supported
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Not supported - RED - The northern edge of this proposed allocation is a tree lined disused railway which provides a habitat corridor for wildlife, the trees are part of a woodland area that accords with lowland mixed broadleaved woodland - a UK BAP Priority Habitat.

## Whitehall Park Whitehall Road Leeds 12

Site Plan ref: n/a

ELR ref: 2403270

### Education comments

### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/03068/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 07/04828/FU		89
09/03688/FU	Variation of condition no. 2 of planning permission 07/04828/FU (amendments to approved plans including increase in height of screening bunds and additional landscaping)		89

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Remove site as it is in current use for materials recycling.

# Swinnow Road Bramley Ls13

Site Plan ref: n/a

ELR ref: 2403820

## Site Details

Easting	424053	Northing	434315	Site area ha	0.58	SP7	
HMCA	Outer West			Ward	Armley		

## Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Neighbouring land uses

Shops

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

A vacant piece of land behind a supermarket. Access to the site has been laid out.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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	100.00	
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	Bramley
Nearest train station distance (m)	143.51
Nearest bus stop	8316
Nearest bus stop distance (m)	120.96

Agricultural classification	
Grade	Percent
Urban	100

## Swinnow Road Bramley Ls13

Site Plan ref: n/a

ELR ref: 2403820

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

##### Access comments

Access connects to a private road, further improvement needed to the arrangement altering the private road would be required

3

##### Local network comments

Ok

4

##### Mitigation measures

Rearrange access and Morrisons access arrangements

Total score

12

##### Highways site support

Yes

##### Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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#### Network Rail

#### Yorkshire Water

Treatment Works

#### Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation.

#### LCC

Ecology support Supported

Supported

## Swinnow Road Bramley Ls13

Site Plan ref: n/a

ELR ref: 2403820

### Education comments

### Flood Risk

#### Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/00991/OT	Layout access and erect residential development of 25 houses	A	98
14/00090/OT	Outline planning application for residential development and an open A1 retail unit (4,000 sq ft)	R	99
14/01313/OT	Outline Application for residential development of 25No. units	A	98
12/00288/EXT	Extension of time period for planning permission 07/07333/FU Laying out of access road and erection of 42 flats in 3 three storey blocks, with 58 car parking spaces	A	98

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

More recent planning permission for housing development makes the site unavailable for employment uses.

## Round Hill Pudsey

Site Plan ref: n/a

ELR ref: 2500550

### Site Details

Easting	421130	Northing	433060	Site area ha	1.05	SP7	
HMCA	Outer West			Ward	Pudsey		

### Site Characteristics

Site type	Brownfield
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On-site land uses

Storage
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Neighbouring land uses

Dwellings
-----------

Outdoor amenity and open space
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Other land uses - None

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

Description

A site that stores building materials.
--

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### Other Spatial Relationships

LCC ownership %	0.43
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Nearest train station	New Pudsey
Nearest train station distance (m)	1245.22
Nearest bus stop	6520
Nearest bus stop distance (m)	184.87

Agricultural classification	
Grade	Percent
Grade 3	2.39
Urban	97.61

**Round Hill Pudsey**

Site Plan ref: n/a

ELR ref: 2500550

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments only access onto Waterloo Road through adjacent site.	<b>3</b>
Local network comments Local congestion and parking issues	<b>3</b>
Mitigation measures	<b>Total score</b> <b>11</b>
Highways site support Yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Historic landfill running along western boundary.	

**LCC**

Ecology support	Supported
Supported - Green.	

## Round Hill Pudsey

Site Plan ref: n/a

ELR ref: 2500550

### Education comments

### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History

 Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/00793/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 23, 24, 31, 34 and 35 of Planning Application 11/02355/FU		99
12/00794/COND	Consent, agreement or approval required by conditions 1, 3, 5, 6, 7, 8 and 9 of Planning Application 25/25/05/OT	<b>W</b>	99
09/00408/OT	Outline application to erect residential development to industrial site	<b>FDO</b>	99
11/02355/FU	83 Houses	<b>A</b>	99
11/04938/COND	Consent, agreement or approval required by conditions 15 and 16 of 25/25/05/OT	<b>W</b>	99

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Planning permission has been granted for residential development on site.

## Stanningley Station Ls 28

Site Plan ref: n/a

ELR ref: 2501400

### Site Details

Eastings	422278	Northing	434329	Site area ha	3.11	SP7	
HMCA	Outer West			Ward	Calverley and Farsley		

### Site Characteristics

Site type	Brownfield
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On-site land uses

Wholesale distribution
------------------------

Neighbouring land uses

Manufacturing and Wholesale
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Storage
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Other land uses - None

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

Description

site is in use as a timber and building merchant.
---

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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	100.00	
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	New Pudsey
Nearest train station distance (m)	1143.47
Nearest bus stop	12547
Nearest bus stop distance (m)	182.83

Agricultural classification	
Grade	Percent
Urban	100

## Stanningley Station Ls 28

Site Plan ref: n/a

ELR ref: 2501400

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

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

##### Access comments

Poor access onto Ricardshaw Lane not support intensification of use

2

##### Local network comments

Local congestion, safety and parking issues to address

3

##### Mitigation measures

Consider alternative access with other adjacent sites and local issues to address

Total score

10

##### Highways site support

Yes with mitigation

##### Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works

#### Environment Agency

Constraints

FZ1 over 1ha. See comments in our previous I&O consultation. Historic landfill running along southern boundary of site

#### LCC

Ecology support Supported

Supported - Green.

## Stanningley Station Ls 28

Site Plan ref: n/a

ELR ref: 2501400

### Education comments

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### Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

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#### Electric

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#### Fire and Rescue

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#### Telecoms

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### Other

#### Heritage England

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#### Natural England

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## Conclusions

### Publication Draft Plan Allocation

Not allocated for employment use

### Publication Draft Plan Allocation Conclusion

Site is in use as a timber and building merchants and should therefore be removed.

**Providence Mills, Viaduct Street, Stanningley, Pudsey**

Site Plan ref: n/a

ELR ref: 2501410

**Site Details**

Eastings	421840	Northing	434269	Site area ha	0.54	SP7	
HMCA	Outer West			Ward	Calverley and Farsley		

**Site Characteristics**

Site type	Brownfield
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On-site land uses

Wholesale distribution
------------------------

Neighbouring land uses

Shops
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Manufacturing and Wholesale
-----------------------------

Transport tracks and ways
---------------------------

Other land uses - None

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

Description

A yard dealing in the distribution of raw materials.
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**Spatial relationships****UDP Designations**

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

**Core Strategy**

Main Urban Area	100.00	% 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	100.00	
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	New Pudsey
Nearest train station distance (m)	707.06
Nearest bus stop	507
Nearest bus stop distance (m)	116.56

Agricultural classification

Grade	Percent
Urban	100

**Providence Mills, Viaduct Street, Stanningley, Pudsey**

Site Plan ref: n/a

ELR ref: 2501410

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	Use existing access on to Viaduct Street		<b>5</b>
Local network comments	OK		<b>4</b>
Mitigation measures		<b>Total score</b>	<b>14</b>
Highways site support	yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported - Green.	

**Providence Mills, Viaduct Street, Stanningley, Pudsey**

Site Plan ref: n/a

ELR ref: 2501410

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Site is in use. Doesn't appear underdeveloped. Remove

# Expansion Land At Emballator Ltd Phoenix Way Bd4

Site Plan ref: EG2-9

ELR ref: 2501424

## Site Details

Eastings	419318	Northing	432750	Site area ha	1.15	SP7	
HMCA	Outer West			Ward	Pudsey		

## Site Characteristics

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

On-site land uses

Vacant land
-------------

Neighbouring land uses

Storage
---------

Wholesale distribution
------------------------

Dwellings
-----------

Outdoor sport facility
------------------------

Other land uses - None

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

Description

A vacant piece of white land adjacent to industrial development. Looks like a piece of land left over from a larger employment development which could be used for expansion.

## Spatial relationships

### UDP Designations

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

### Core Strategy

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

### Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	New Pudsey
Nearest train station distance (m)	2391.28
Nearest bus stop	4307
Nearest bus stop distance (m)	114.89

Agricultural classification	
Grade	Percent
Urban	100

**Expansion Land At Emballator Ltd Phoenix Way Bd4**

Site Plan ref: EG2-9

ELR ref: 2501424

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments		<b>Rank (1-5)</b>
Meets PT accessibility and standards		<b>5</b>
Access comments		
Access via Pheonix Way onto Dick Lane		<b>5</b>
Local network comments		
cumulative impact concern		<b>4</b>
Mitigation measures		<b>Total score</b>
Subject to T.A depending on additional area over extant permission		<b>14</b>
Highways site support		
Yes - with mitigation		
Contingent on other sites		

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
Site not found in GIS files provided by LCC - please provide grid reference for further comments	

**LCC**

Ecology support	Supported
Supported	

## Expansion Land At Emballator Ltd Phoenix Way Bd4

Site Plan ref: EG2-9

ELR ref: 2501424

### Education comments

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### Flood Risk

Flood Zone 1. Site is shown to be highly susceptible to surface water flooding.  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

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#### Electric

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#### Fire and Rescue

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#### Telecoms

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### Other

#### Heritage England

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#### Natural England

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## Conclusions

### Publication Draft Plan Allocation

General employment allocation

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### Publication Draft Plan Allocation Conclusion

Retain employment designation as expansion land for adjacent occupier.

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## Lane End Terrace Pudsey

Site Plan ref: n/a

ELR ref: 2501640

### Site Details

Easting	422848	Northing	433663	Site area ha	0.29	SP7	
HMCA	Outer West			Ward	Pudsey		

### Site Characteristics

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

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Car Showroom

Manufacturing and Wholesale

Other land uses - None

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

Description

A vacant site, building was demolished as a result of fire damage. Site is within the Conservation Area.

### Spatial relationships

#### UDP Designations

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

#### Core Strategy

Main Urban Area	100.00	% 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### Other Spatial Relationships

LCC ownership %	0.01
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Nearest train station	Bramley
Nearest train station distance (m)	1336.21
Nearest bus stop	9660
Nearest bus stop distance (m)	95.70

Agricultural classification	
Grade	Percent
Urban	100

**Lane End Terrace Pudsey**

Site Plan ref: n/a

ELR ref: 2501640

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	<b>5</b>
Access comments Access on to Lane End ok	<b>5</b>
Local network comments Ok for small site	<b>4</b>
Mitigation measures Footway improvements and potential carriageway repairs	<b>Total score</b> <b>14</b>
Highways site support Yes with mitigation	
Contingent on other sites	

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

**LCC**

Ecology support	Supported
Supported (Green)	

## Lane End Terrace Pudsey

Site Plan ref: n/a

ELR ref: 2501640

### Education comments

### Flood Risk

#### Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/01239/FU	Residential application for 14 dwellings with garages and associated landscaping	A	100
14/06012/COND	Consent, agreement or approval of conditions 3, 4, 5, 7, 13, 14, 16, 17 and 24 of Planning Application 13/01239/FU	A	100
13/05524/COND	Consent, agreement or approval required by conditions 3, 4, 5, 7, 11, 12, 13, 14, 16, 17, 18, 19, 20, 22, 23, 24 of Planning Application 13/01239/FU	SPL	100

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Site has planning permission for residential development so not unavailable for employment uses.

## Midpoint Dick Lane Thornbury Bd4

Site Plan ref: n/a

ELR ref: 2502500

### Site Details

Eastings	419703	Northing	433550	Site area ha	3.73	SP7	
HMCA	Outer West			Ward	Calverley and Farsley		

### Site Characteristics

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

On-site land uses

Dwellings
-----------

Neighbouring land uses

Office
--------

Other land uses - None

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

Description

Construction of residential on site. Put the site as greenfield as that is what it was when planning permission was granted for residential.

### Spatial relationships

#### UDP Designations

N32 Greenbelt	9.87	% 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	9.77	
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	90.13	% 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	100.00	
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	New Pudsey
Nearest train station distance (m)	1618.22
Nearest bus stop	9298
Nearest bus stop distance (m)	245.71

Agricultural classification	
Grade	Percent
Grade 3	100

**Midpoint Dick Lane Thornbury Bd4**

Site Plan ref: n/a

ELR ref: 2502500

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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 type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
4 buses an hour over 400m from site, 2 buses per hour on Dick Lane	<b>3</b>
<b>Access comments</b> Access via existing signal junction and business park	<b>5</b>
<b>Local network comments</b> local congestion issues	<b>3</b>
<b>Mitigation measures</b> Bus and capacity improvements	<b>Total score</b> <b>11</b>
<b>Highways site support</b> Yes, potential mitigation measures for capacity	
<b>Contingent on other sites</b> no	

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail**

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**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
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**LCC**

Ecology support	Supported
Supported	

**Midpoint Dick Lane Thornbury Bd4**

Site Plan ref: n/a

ELR ref: 2502500

## Education comments

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## Flood Risk

Flood Zone 1. Flood risk from Tyersal beck which runs in culvert under part of the site.  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

## Gas

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## Electric

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## Fire and Rescue

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## Telecoms

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**Other**

## Heritage England

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## Natural England

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**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/03407/COND	Consent, agreement or approval required by conditions 1 and 2 of Planning Application 07/05428/RM	A	99
09/03980/FU	Variation of condition 2 of application 07/05428/RM (Greenspace Matters) to approved residential development	W	100
10/05660/OT	Variation of condition no.10 (green travel plan) of planning approval 25/407/05/OT Outline application to layout access road and erect residential development	A	100
09/03982/OT	Variation of condition 27 of application 25/407/05/OT (Greenspace Matters) to approved residential development	W	100
12/00853/COND	Consent, agreement or approval required by condition 3 of Planning Application 25/407/05/OT	A	100
10/00614/FU	Variation of condition 5 of application no. 07/05428/RM ( Affordable housing matters )	A	93
09/03983/OT	Variation of condition 28 of application 25/407/05/OT (Affordable Housing Matters) to approved residential development	W	100
10/01726/COND	Consent, agreement or approval required by condition 10 of Planning Application 25/407/05/OT	R	100
10/03121/COND	Consent, agreement or approval required by condition 28 of Planning Application 25/407/05/OT as amended by Planning Application 10/00613/FU	A	100
09/03406/COND	Consent, agreement or approval required by conditions 6 and 8 of Planning Application 25/407/05/OT	A	81

## Midpoint Dick Lane Thornbury Bd4

Site Plan ref: n/a

ELR ref: 2502500

App Number	Proposal	Decision	% of site
10/00613/FU	Variation of condition 28 of application no. 25/407/05/OT ( Affordable housing matters )	A	99
10/00618/COND	Consent, agreement or approval required by condition 27 of Planning Application 25/407/05/OT	A	100
09/03981/FU	Variation of condition 5 of application 07/05428/RM (Affordable Housing Matters) to approved residential development	W	100
09/04144/COND	Consent, agreement or approval required by conditions 3, 4, 11, 12, 14, 15, 24, 26 and 30 of Planning Application 25/407/05/OT	A	100
10/03122/COND	Consent, agreement or approval required by condition 5 of Planning Application 07/05428/RM as amended by Planning Application 10/00614/FU	A	100
11/02082/COND	Consent, agreement or approval required by condition 11 of Planning Application 10/05660/OT	A	100

### Conclusions

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Remove. Site under construction for residential development.

**Off Tyersal Lane Tyersal Bd4**

Site Plan ref: n/a

ELR ref: 2502510

**Site Details**

Easting	419358	Northing	432033	Site area ha	11.1	SP7	
HMCA	Outer West			Ward	Pudsey		

**Site Characteristics**

Site type	Greenfield
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On-site land uses

Agriculture
-------------

Neighbouring land uses

Dwellings
-----------

Agriculture
-------------

Other land uses - None

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

Description

A flat, agricultural piece of land.
-------------------------------------

**Spatial relationships****UDP Designations**

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

**Core Strategy**

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

**Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
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	New Pudsey
Nearest train station distance (m)	2884.20
Nearest bus stop	6663
Nearest bus stop distance (m)	240.62

**Agricultural classification**

Grade	Percent
Grade 3	56.6
Urban	43.4

**Off Tyersal Lane Tyersal Bd4**

Site Plan ref: n/a

ELR ref: 2502510

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 type="checkbox"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments

**Rank (1-5)**

Does not meet Core Strategy standards and would require additional services to be funded

**2**

Access comments

Not suitable for heavy traffic in residential area, road not wide enough on approach past residential development

**2**

Local network comments

local congestion issues

**3**

Mitigation measures

not achievable within highway limits, unsuitable for B8 traffic anyway

**Total score**

**7**

Highways site support

No, accessibility and access issues not suitable for employment development

Contingent on other sites

no

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

**Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints

FZ1 over 1ha. See comments in our previous I&O consultation. Partially within historic landfill

**LCC**

Ecology support Supported

Supported

**Off Tyersal Lane Tyersal Bd4**

Site Plan ref: n/a

ELR ref: 2502510

Education comments

Flood Risk

Flood Zone1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

**Other**

Heritage England

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/06808/FU	Residential development of 272 houses with associated roads and infrastructure	R	81

**Conclusions**

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Former employment allocation. Site identified for housing. Remove

## 83-99 Bradford Road Stanningley Ls28

Site Plan ref: n/a

ELR ref: 2502721

### Site Details

Eastings	421591	Northing	434345	Site area ha	0.73	SP7	
HMCA	Outer West			Ward	Calverley and Farsley		

### Site Characteristics

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

On-site land uses

Vacant land
-------------

Neighbouring land uses

Dwellings
-----------

Transport tracks and ways
---------------------------

Storage
---------

Wholesale distribution
------------------------

Shops
-------

Other land uses - None

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

Description

A cleared site. Development has not started on site and the planning permission for office/housing has now expired.
---

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	53.82	
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	100.00	% 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	New Pudsey
Nearest train station distance (m)	458.49
Nearest bus stop	5977
Nearest bus stop distance (m)	63.22

Agricultural classification	
Grade	Percent
Urban	100

**83-99 Bradford Road Stanningley Ls28**

Site Plan ref: n/a

ELR ref: 2502721

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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Good accessibility	<b>4</b>
Access comments Alterations on Bradford Road required including ped refuge and crossings	<b>4</b>
Local network comments local congestion issues	<b>3</b>
Mitigation measures ped crossing improvements and bus stop relocations may be appropriate	<b>Total score 11</b>
Highways site support Yes with mitigation	
Contingent on other sites no	

**Highways England**

Impact	Network Status

**Network Rail**

--

**Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints

**LCC**

Ecology support	Not supported

Not supported (Red) Part of site is an existing SEGI and other additional extensive parts have been identified in 2013 by West Yorkshire Ecology as meeting the West Yorkshire Local Wildlife Sites Criteria - see red hatched areas on drawing RM/EMP00326. UK BAP Priority Habitats also present. Main interest is Magnesian Limestone Grassland some of which is unimproved - and therefore of high ecological quality. NPPF para. 111 refers to the need to avoid development of brownfield sites where they are of high environmental value - which applies to this site.

## 83-99 Bradford Road Stanningley Ls28

Site Plan ref: n/a

ELR ref: 2502721

### Education comments

### Flood Risk

Flood Zone 1. Flood risk from Bagley Beck which runs along SW corner of the site.  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/02881/EXT	Extension of time period for planning application 25/380/05/FU for laying out of access and erection of 92 flats in 3 blocks & 2 storey office block with car parking & landscaping	A	100

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Remove. Planning permission granted for 92 flats and a two storey office block.

## Richardshaw Drive Pudsey Ls28

Site Plan ref: n/a

ELR ref: 2502940

### Site Details

Eastings	422235	Northing	434022	Site area ha	0.44	SP7	
HMCA	Outer West			Ward	Calverley and Farsley		

### Site Characteristics

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

#### On-site land uses

Manufacturing and Wholesale
-----------------------------

#### Neighbouring land uses

Manufacturing and Wholesale
-----------------------------

Other land uses - None

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

#### Description

Located in an established general employment use area.
--

### Spatial relationships

#### UDP Designations

Designation	Value	% overlap
N32 Greenbelt	0.00	
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

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

#### Regeneration Areas

Designation	Value	% overlap
Inner South RA	0.00	
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### Other Spatial Relationships

LCC ownership %	0.32
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Nearest train station	New Pudsey
Nearest train station distance (m)	1136.31
Nearest bus stop	10250
Nearest bus stop distance (m)	97.35

#### Agricultural classification

Grade	Percent
Urban	100

**Richardshaw Drive Pudsey Ls28**

Site Plan ref: n/a

ELR ref: 2502940

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

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	Meets accessibility standards	<b>Rank (1-5)</b>	<b>5</b>
Access comments	Existing access ok		<b>5</b>
Local network comments	ok		<b>5</b>
Mitigation measures		<b>Total score</b>	<b>15</b>
Highways site support	Yes		
Contingent on other sites			

**Highways England**

Impact	No material impact	Network Status	No objection, no mitigation required
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**Network Rail**

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**Yorkshire Water**

Treatment Works	Appropriate stand-off distances/diversion may be required for all infrastructure
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**Environment Agency**

Constraints	FZ1 over 1ha. See comments in our previous I&O consultation.
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**LCC**

Ecology support	Supported
Supported	

## Richardshaw Drive Pudsey Ls28

Site Plan ref: n/a

ELR ref: 2502940

### Education comments

### Flood Risk

#### Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/03591/FU	Detached single storey valeting centre with open canopy to front	A	99
11/04874/COND	Consent, agreement or approval required by condition 4 of Planning Application 11/03591/FU	A	99
10/01579/FU	Demolition of workshop, retaining existing offices and erect extension to form vehicle repair workshop, with new car park	A	99
11/02981/COND	Consent, agreement or approval required by conditions 3, 4, 8, 9 and 11 of Planning Application 11/00893/FU	A	99
11/00893/FU	Vehicle repair workshop with MOT testing centre and offices and new car park to replace existing office block and workshop	A	99
11/04546/ADV	5 illuminated wall mounted signs, 1 illuminated totem sign and 1 freestanding non-illuminated sign to vehicle repair workshop	A	99

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Planning permission granted 25/428/04/FU for 7 two storey office units in 3 blocks with 60 carparking spaces. Built and in use. Remove site no longer available.

# Waterloo Road & Gibraltar Road Pudsey

Site Plan ref: n/a

ELR ref: 2503200

## Site Details

Easting	420978	Northing	433209	Site area ha	1.12	SP7	
HMCA	Outer West			Ward	Pudsey		

## Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land
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Neighbouring land uses

Dwellings
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Manufacturing and Wholesale
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Other land uses - None

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

Description

A vacant site with planning permission for a builders merchants yard. The area is a mix of industrial and residential. To the south of the site is the Green Belt.

## Spatial relationships

### UDP Designations

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

### Core Strategy

Main Urban Area	100.00	% 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	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationships

LCC ownership %	0.15
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Nearest train station	New Pudsey
Nearest train station distance (m)	1107.13
Nearest bus stop	10124
Nearest bus stop distance (m)	116.88

Agricultural classification

Grade	Percent
Grade 3	26.72
Urban	73.28

**Waterloo Road & Gibraltar Road Pudsey**

Site Plan ref: n/a

ELR ref: 2503200

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input 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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Meets PT accessibility and standards	<b>5</b>

Access comments	
Access from Gibraltar Road with improvement to Gibraltar Road and Gibraltar Road / Waterloo Rd junction	<b>4</b>

Local network comments	
OK	<b>5</b>

Mitigation measures	<b>Total score</b>
Gibraltar Road and junction with Waterloo Road	<b>14</b>

Highways site support
Yes - with mitigation

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection

**Network Rail**

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**Yorkshire Water**

Treatment Works

**Environment Agency**

Constraints
Site not found in GIS files provided by LCC - please provide grid reference for further comments

**LCC**

Ecology support	Supported
Supported	

## Waterloo Road & Gibraltar Road Pudsey

Site Plan ref: n/a

ELR ref: 2503200

### Education comments

### Flood Risk

Flood Zone 1. Part of site susceptible to surface water flood risk. [Site appears to be under development.]  
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### Heritage England

#### Natural England

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/04412/EXT	Extension of time for planning permission 06/04894/FU for laying out of access and erection of builders merchants warehouse with ancillary offices, car parking and landscaping	A	99
12/03816/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 10, 12, 14, 15, 16, 18, 19, 20, 23, 25, 27, 30, 31 and 32 of Planning Application 11/04868/FU		99
13/02451/COND	Consent, agreement or approval required by conditions 10, 11, 12 and 13 of Planning Application 11/04868/FU		99
12/00691/ADV	Six non illuminated flag signs and 2 non illuminated development signs	A	99
11/02537/FU	31 houses, with garages and landscaping	W	99
11/04868/FU	29 houses with garages and landscaping	A	99

### Conclusions

#### Publication Draft Plan Allocation

Not allocated for employment use

#### Publication Draft Plan Allocation Conclusion

Site has planning permission for residential development so unavailable for employment uses.

## Land at former Kirkstall Power Station

Site Plan ref: n/a

ELR ref: CFSE005

### Site Details

Easting	426666	Northing	434441	Site area ha	4.2	SP7	
HMCA	Outer West			Ward	Armley		

### Site Characteristics

Site type	Brownfield
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#### On-site land uses

Energy production and distribution

#### Neighbouring land uses

Storage

Transport tracks and ways

Outdoor sport facility (golf course)

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

#### Description

Site is surrounded by green space. It is within the urban green corridor (UDP designation) and is within/adjacent to SSSI 009 and other protected land (UDP designation).

### Spatial relationships

#### UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	12.94	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	12.97	
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	100.00	% 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	Headingley
Nearest train station distance (m)	1393.92
Nearest bus stop	7210
Nearest bus stop distance (m)	534.10

#### Agricultural classification

Grade	Percent
Urban	100

**Land at former Kirkstall Power Station**

Site Plan ref: n/a

ELR ref: CFSE005

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"/>

**Summary of infrastructure provider comments**

**LCC Highways Comments**

Public transport accessibility comments	<b>Rank (1-5)</b>
Very poor public transport access along narrow roads with no footway	<b>1</b>
Access comments	
Narrow access road, including railway bridge, not suitable for a significant amount of traffic	<b>2</b>
Local network comments	
Redcote Lane / A65 junction poor	<b>2</b>
Mitigation measures	<b>Total score</b>
	<b>5</b>
Highways site support	
No	
Contingent on other sites	

**Highways England**

Impact	Minimal material impact	Network Status	No objection subject to satisfactory mitigation
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**Network Rail**

**Yorkshire Water**

Treatment Works	
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**Environment Agency**

Constraints	
FZ1 1 ha. See comments in main text of our response.	

**LCC**

Ecology support	Not supported
Not supported (RED) - lies adjacent to the north bank of the Leeds Liverpool Canal SSSI. The site is designated for its aquatic plant communities and a range of invertebrates. Water quality needs to be maintained.	

## Land at former Kirkstall Power Station

Site Plan ref: n/a

ELR ref: CFSE005

### Education comments

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### Flood Risk

#### Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

### Utilities

#### Gas

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#### Electric

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#### Fire and Rescue

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#### Telecoms

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### Other

#### Heritage England

This site lies on the opposite side of the Leeds and Liverpool Canal to Armley House (Gott's Park). This is a Grade II Registered Park and Garden. Any redevelopment proposals for this area would need to ensure that those elements which contribute to the significance of this landscape (including any important views into or out of it across this area) are not harmed.

#### Natural England

Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CF5M051 and CFSE005 are all within 2km of this nationally protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. [www.sssi.naturalengland.org.uk/citation/citation\\_photo/1004146.pdf](http://www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf)

## Conclusions

### Publication Draft Plan Allocation

General employment allocation

### Publication Draft Plan Allocation Conclusion

Retain. Former commercial site for power station with access.