Site Detai	ils					
Northing:	439111	Area sq m:		4257.50	Ward	Moortown
Easting:	430953	Area Ha:		0.42575	HMCA:	North
Site Char	acteristics					
Land Use						
Existing Use 1	: Reside	ntial - Dwellings				
Existing Use 2	:					
Existing Use 3	:					
Neighbouring l	Use 1 Resider	ntial - Dwellings				
Neighbouring l	Use 2:					
Neighbouring l	Use 3:					
Other uses:						
Site State:	Mixed					
Site Detail						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landso	cape:	Limited Tree C	over	Road	Frontage	\checkmark
Distance to Ra	ail Station (metres):	4978.93		Distan	ice to bus stop (metres)	93.36
Nearest Railwa	ay Station	Burley Park		Bus S	top ID	247
SFRA Flood Z	one:		0.00	Within	300m of retail centre bo	undary:
Environment A	gency Flood Zone:		0.00	Agricu	Iltural Land Class:	
Health and Sat	fety Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:		Pipeline:	No	Conse	ervation Areas	No
Ancient Monument/Battlefield(%):			0.00	Listed	Buildings:	No
Public Rights of	of Way:		No			
Other commer	nts/observations on s	site characteristic	s:			

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

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

Green Belt assessment - onl	y completed where site is v	within Green Belt
Check the unrestricted sprawl of large built Would development lead to/constitute ribbon Would development result in isolated develop Is the site well connected to built up area (2+ Would development of the site effectively "roo Do natural/physical features provide a good of area and undeveloped land? <u>Overall sprawl conclusion:</u>	development? oment? boundaries with existing built up area)? und off" the settlement pattern?:	
Prevent neighbouring towns from merging Would development of the site lead to physic Do natural/physical features provide a good development? <u>Overall Coalescence Conclusion:</u>	al connection of settlements?	
Assist in safeguarding countryside from each strong defensible boundary between Does the site provide access to the countrys. Does the site include local or national consert Does the site include areas of woodlands, the significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricul Does the site contain buildings?	en the site and the existing urban area? ide? vation designated areas? ees, hedgerows that are protected, or iltural land? Are these in agricultural use?	
Preserve the setting and special character Is the site within or adjacent to a conservation feature? If yes, could development preserve this character Overall Character Preservation Conclusion:	n area, listed building or other historical	
Greenbelt Assessment Conclusion:		
Conformity with Core Strate	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension Selated to existing development	Brownfield Greenfield Mixed
Regeneration Priority Area: Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley:	0.00 /av: 0.00

East Leeds

Availability: Medium term (6-10 y Suitability:	Yes Achie	evability: Medium term (6-10 years)
Summary of Infrastructure provider	comments and other	planning requirements
Leeds City Council Highways inc Metro		
Accessibility comment		Rank (1-5
Good accessibility		5
Access Comments		Rank (1-5
Limited site frontage with San Hill Lane, should pro	ovide visibility.	5
Local network comment		Rank (1-5
Spare capacity but some cumulative issues.		4
Mitigation measure		Total scor
		14
Support? Need to combin	e with other sites: S	Suitability for partial development:
Yes	e with other sites. 3	suitability for partial development.
Highways Agency		
n/a		
<u>Network Rail :</u>		
<u>Biodiversity</u>		
West Yorkshire Ecology and LCC Ecology Office	er: Boundary Ame	endment
Supported		
Natural England:		
Education		
.		
Drainage/Water/Flooding Environment Agency Comments:	Environment Agency	Constraints:
Little siment Agency comments.		
Yorkshire Water Comments:	Yorkshire Water Was	ste Water Treatment Works Comme

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _**Traveller Site Assessment**

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion: Not assessed

10

Employment Conclusion: Not assessed

Northing:	436734	Area sq m:	2	4825.33	Ward	I	Kirksta
Easting:	425983	Area Ha:	0.	482533	HMCA:		North
Site Chara	octeristics	5					
Land Use							
Existing Use 1:	Ind	lustry and business -	Storage				
Existing Use 2:	Tra	ansport - Car Parks					
Existing Use 3:	Off	ïce					
Neighbouring U	se 1 Re	sidential - Dwellings					
Neighbouring U	se 2: Tra	ansport - Transport tra	acks & ways				
Neighbouring U	se 3:						
Other uses:							
Site State:	Bro	ownfield					
Site Detail							
Topography:		Flat		Bound	laries:	Existing well def	ined
Natural Landsca	ape:	Limited Tree C	Cover	Road	Frontage	\checkmark	
Distance to Rail	Station (metre	es): 1221.73		Distan	ice to bus stop (metres)	61.01	
Nearest Railway	y Station	Headingley		Bus S	top ID	923	
SFRA Flood Zo	ne:		0.00	Within	300m of retail centre bo	undary:	
Environment Ag	ency Flood Zo	ne:	0.00	Agricu	Itural Land Class:		
Health and Safe	ety Executive H	lazard:	No	Strate	gic Employment Buffer:		0.0
Health and Safe	ety Executive G	Bas Pipeline:	No	Conse	ervation Areas		N
Ancient Monum	ent/Battlefield(%):	0.00	Listed	Buildings:		N
Public Rights of	Way:		No				

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

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

Green Belt assessment -	only completed where site is v	within Green	Belt
Check the unrestricted sprawl of lar Would development lead to/constitute			
Would development result in isolated of	levelopment?		
Is the site well connected to built up are	ea (2+ boundaries with existing built up area)?		
Would development of the site effective			
Do natural/physical features provide a area and undeveloped land?	good existing barrier between existing urban		
Overall sprawl conclusion:			
Prevent neighbouring towns from m	erging		
Would development of the site lead to	physical connection of settlements?		
Do natural/physical features provide a development?	good existing barrier/boundary to contain		
Overall Coalescence Conclusion:			
Assist in safeguarding countryside	from encroachment		
Is there a strong defensible boundary l	between the site and the existing urban area?		
Does the site provide access to the co	untryside?		
Does the site include local or national	conservation designated areas?		
Does the site include areas of woodlar significant unprotected tree/hedge cov	nds, trees, hedgerows that are protected, or er?		
Does the site include grade 1, 2, or 3a	agricultural land?		
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Co	nclusion		
Preserve the setting and special cha	aracter of historic towns		
Is the site within or adjacent to a conse feature?	ervation area, listed building or other historical		
If yes, could development preserve this	s character?:		
Overall Character Preservation Conclu	ision:		
Greenbelt Assessment Conclusion:			
Conformity with Core S	trategy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		
	nt unrelated to existing development		
Regeneration Priority Area:			0.00
Inner South Leeds:	0.00 Aire Valley:	10. II	0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	/ay:	0.00

East Leeds

		Achievability: M	edium term (6-10 years)
Summary of Infrastructure pro	ovider comments a	nd other planning	requirements
Leeds City Council Highways inc N	letro		Donk (1 5
Accessibility comment Public transport Core Strategy standards r	met. Schools/health. some lo	ocal services nearby. Poor	Rank (1-5
accessibility to railway line.			5
Access Comments			Rank (1-5
Should be ok, bus stop on frontage to relo	ocate?		4
Local network comment			Rank (1-5
Local congestion but suitable for 15 house	es.		
			5
Mitigation measure			Total sco
None			14
Support? Need to	o combine with other sites	: Suitability for	v partial development:
yes with mitigation (bus stop) no		yes	
Highways Agency			
n/a			
Network Rail :			
Network Rail : General asset protection issues			
Network Rail : General asset protection issues Biodiversity	av Officer: Bo	undary Amendment	
Network Rail : General asset protection issues	gy Officer: Bo	oundary Amendment	
Network Rail : General asset protection issues Biodiversity West Yorkshire Ecology and LCC Ecolo	gy Officer: Bo	oundary Amendment	
Network Rail : General asset protection issues Biodiversity West Yorkshire Ecology and LCC Ecolo	gy Officer: Bo	oundary Amendment	
Network Rail : General asset protection issues Biodiversity West Yorkshire Ecology and LCC Ecolo Supported Natural England:	gy Officer: Bo	oundary Amendment	
Network Rail : General asset protection issues Biodiversity West Yorkshire Ecology and LCC Ecolo Supported	gy Officer: Bo	oundary Amendment	
Network Rail : General asset protection issues Biodiversity West Yorkshire Ecology and LCC Ecolo Supported Natural England:	gy Officer: Bo	oundary Amendment	
Network Rail : General asset protection issues Biodiversity West Yorkshire Ecology and LCC Ecolo Supported Natural England:	gy Officer: Bo	oundary Amendment	
Network Rail : General asset protection issues Biodiversity West Yorkshire Ecology and LCC Ecolo Supported Natural England: Education		oundary Amendment	:
Network Rail : General asset protection issues Biodiversity West Yorkshire Ecology and LCC Ecolo Supported Natural England: Education			::
Network Rail : General asset protection issues Biodiversity West Yorkshire Ecology and LCC Ecolo Supported Natural England: Education	Environr		
Network Rail : General asset protection issues Biodiversity West Yorkshire Ecology and LCC Ecolo Supported Natural England: Education Drainage/Water/Flooding Environment Agency Comments:	Environr	nent Agency Constraints	

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

	X	N 1	
Could site be effectively	Yes	No	Maybe
managed	(Text)		
5			
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)	110	Maybe
	(Text)		
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)	ł	
377000000000000000000000000000000000000			
	Vee	Na	
Experience of previous	Yes	No	Unknown
encampments	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion: Not assessed

15

Employment Conclusion: Not assessed Site Ref: 81

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

Site Details	S					
Northing:	438958	Area sq m:	9	9029.53	Ward	Moortov
Easting:	431318	Area Ha:	0.	902953	HMCA:	Noi
Site Chara	cteristics					
Land Use						
Existing Use 1:	Recrea	tion & Leisure - C	outdoor ame	nity & ope	n space	
Existing Use 2:						
Existing Use 3:						
Neighbouring Us	se 1 Reside	ntial - Dwellings				
Neighbouring Us	se 2: Recrea	tion & Leisure - C	outdoor sport	facility		
Neighbouring Us	se 3:					
Other uses:						
Site State:	Greenfi	eld				
Site Detail						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landsca	pe:	Limited Tree C	over	Road I	Frontage	\checkmark
Distance to Rail	Station (metres):	5096.78		Distan	ce to bus stop (metres)	225.16
Nearest Railway	Station	Burley Park		Bus St	top ID	6625
SFRA Flood Zon	ie:		0.00	Within	300m of retail centre bo	oundary:
Environment Age	ency Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safet	ty Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.
Health and Safet	ty Executive Gas F	Pipeline:	No	Conse	ervation Areas	1
Ancient Monume	ent/Battlefield(%):		0.00	Listed	Buildings:	1
Public Rights of	Way:		No			
Other comments	observations on s	site characteristic	s:			

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	42.16	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

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

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

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

Green Belt assessment -	only completed where site is v	within Green Belt
Would development of the site effective	ribbon development? evelopment? ea (2+ boundaries with existing built up area)? ely "round off" the settlement pattern?:	
Do natural/physical features provide a area and undeveloped land? Overall sprawl conclusion:	good existing barrier between existing urban	
Prevent neighbouring towns from m	erging	
Would development of the site lead to Do natural/physical features provide a development?	physical connection of settlements? good existing barrier/boundary to contain	
Overall Coalescence Conclusion:		
Assist in safeguarding countryside t	rom encroachment	
Does the site provide access to the co Does the site include local or national of	agricultural land? Are these in agricultural use?	
Preserve the setting and special cha	waster of historic towns	
	ervation area, listed building or other historical	
If yes, could development preserve this	s character?:	
Overall Character Preservation Conclu	sion:	
Greenbelt Assessment Conclusion:		
Conformity with Core St	rategy	
Main Urban Area	Main Urban Area Extension	Brownfield
Major Settlement	Major Settlement Extension	Greenfield
Smaller Settlement	Smaller Settlement Extension	Mixed
Villages/Rural	Village/Rural Extension	
Developme	nt unrelated to existing development	
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley:	0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	vay: 0.00

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

East Leeds

	Unknown	Suitability:	LDF to determine	Achievability: Uni	nown
ummary	y of Infrastru	cture provider	comments and	l other planning	requirements
	y Council Highw	vays inc Metro			
	ty comment				Rank (1-5)
Good acces	SIDIIITY.				5
Access Co	omments				Rank (1-5
Access can	h be achieved onto	High Moor Avenue			5
Local netw	vork comment				Rank (1-5)
Possible cu	umulative impact.				4
					4
Mitigation	measure				Total scor
					14
Support?		Need to combin	e with other sites:	Suitability for	partial development:
yes]			
Highways	Agency	-			
n/a					
Network R	<u>Rail :</u>				
Biodiversi	itv				
		LCC Ecology Office	er: Boune	dary Amendment	
Supported					
	gland:				
Natural Eng	-				
Natural Eng					
Natural Eng Education	1				
Education					
Education Drainage/	<u>Nater/Flooding</u>		Environmen	t Agency Constraints:	
Education Drainage/	Water/Flooding		Environmen	It Agency Constraints:	
Education Drainage/N Environmer	Water/Flooding	ents:		nt Agency Constraints: /ater Waste Water Trea	

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

	× /		
Could site be effectively	Yes	No	Maybe
managed	(Text)		
	N	NL-	NA
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
ono.			
Proximity to housed	Yes	No	
		NO	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
	(Text)	110	e in a le final de la final de
encampments	(10,1)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion: Not assessed

32

Employment Conclusion:

Not assessed

Site Ref: 82

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

Site Details							
Northing:	438701	Area sq m:		4698.24	Ward		Moortown
Easting:	430704	Area Ha:	(0.469824	HMCA:		North
Site Charac	teristics						
Land Use							
Existing Use 1:	Resid	dential - Dwellings					
Existing Use 2:							
Existing Use 3:							
Neighbouring Use	1 Resid	dential - Dwellings					
Neighbouring Use	2: Retai	I - Shops					
Neighbouring Use	3: Trans	sport - Car Parks					
Other uses:							
Site State:	Brow	nfield					
<u>Site Detail</u>							
Topography:		Flat		Bound	laries:	Existing w	ell defined
Natural Landscape	e:	Limited Tree (Cover	Road	Frontage	\checkmark	
Distance to Rail St	tation (metres)	: 4503.14		Distan	ce to bus stop (metres)	75.07	
Nearest Railway S	tation	Burley Park		Bus S	top ID	5296	
SFRA Flood Zone:	:		0.00	Within	300m of retail centre bo	undary: วo	rtown Corner
Environment Agen	icy Flood Zone	e:	0.00	Agricu	Itural Land Class:		
Health and Safety	Executive Haz	zard:	No	Strate	gic Employment Buffer:		0.00
Health and Safety	Executive Gas	s Pipeline:	No	Conse	ervation Areas		No
Ancient Monumen	t/Battlefield(%)):	0.00	Listed	Buildings:		No
Public Rights of W	'ay:		No				
Other comments/o	bservations or	n site characteristic	cs:				

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

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

Green Belt assessmen	t - only completed where site is	within Green Belt	
Check the unrestricted sprawl of	large built up areas		
Would development lead to/constitu	ute ribbon development?		
Would development result in isolate	ed development?		
Is the site well connected to built up	o area (2+ boundaries with existing built up area)?		
Would development of the site effect	ctively "round off" the settlement pattern?:		
Do natural/physical features provide area and undeveloped land?	e a good existing barrier between existing urban		
Overall sprawl conclusion:			
Prevent neighbouring towns fror	n merging		
Would development of the site lead	to physical connection of settlements?		
Do natural/physical features provid development?	e a good existing barrier/boundary to contain		
Overall Coalescence Conclusion:			
Assist in safeguarding countrysi	de from encroachment		
Is there a strong defensible bounda	ary between the site and the existing urban area?		
Does the site provide access to the			
·	nal conservation designated areas?		
	dlands, trees, hedgerows that are protected, or		
Does the site include grade 1, 2, or	3a agricultural land?		
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment	Conclusion		
Preserve the setting and special	character of historic towns		
Is the site within or adjacent to a co feature?	onservation area, listed building or other historical		
If yes, could development preserve	this character?:		
Overall Character Preservation Con	nclusion:		
Greenbelt Assessment Conclusion	on:		
	-		
Conformity with Core	Strategy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension	L	
Develop	oment unrelated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.0
Leeds Bradford Corridor:	0.00 West Leeds Gate	way:	0.0

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

East Leeds

HLAA Conclusions				
Availability: Unknown	Suitability:	Yes	Achievability:	Unknown
Summary of Infrastrue	cture provider	comments an	d other plann	ing requirements
Leeds City Council Highw	vays inc Metro			
Accessibility comment				Rank (1
Good accessibility				5
Access Comments				Rank (1
Access achievable from Moor	Allerton Gardens			5
Local network comment				Rank (1
Capacity issues				3
Mitigation measure				Total so
None				13
Support?	Need to combin	e with other sites:	Suitabilit	y for partial development:
Yes				
Highways Agency n/a	J [
<u>Network Rail :</u>				
<u>Biodiversity</u>				
West Yorkshire Ecology and	LCC Ecology Office	er: Bou	ndary Amendment	
Supported				
Natural England:				
Education				
Drainage/Water/Flooding				
Environment Agency Comme	ents:	Environme	ent Agency Constra	aints:
Yorkshire Water Comments:		Yorkshire	Water Waste Wate	r Treatment Works Comm
LCC Flood Risk Management	:			

<u>Utilities</u>

Ga	as	:
-	~~	-

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy_Traveller Site Assessment

Could site be effectively	Yes	No	Maybe
managed	(Text)	•	
managoa			
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
Site:			
Broximity to boused	Yes	No	
Proximity to housed		INU	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
	(Text)	110	Onknown
encampments	(16/1)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion: Green

16

Employment Conclusion:

Not assessed

Site Ref: 94

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

Site Detai	ls					
Northing:	439129	Area sq m:		4081.24	Ward	Moortown
Easting:	430778	Area Ha:	(0.408124	HMCA:	North
Site Chara	acteristics					
Land Use						
Existing Use 1:	Reside	ential - Dwellings				
Existing Use 2:		-				
Existing Use 3:						
Neighbouring L	Jse 1 Forest	ry - Unmanaged F	orest			
Neighbouring L	Jse 2: Reside	ential - Dwellings				
Neighbouring L	Jse 3:					
Other uses:						
Site State:	Mixed					
Site Detail						
Topography:		Sloping		Bound	laries:	Partially well-defined
Natural Landsc	ape:	Significant Tre	e Cover	Road I	Frontage	\checkmark
Distance to Rai	il Station (metres):	4888.23		Distan	ce to bus stop (metres)	87.41
Nearest Railwa	y Station	Burley Park		Bus St	top ID	9205
SFRA Flood Zo	one:		0.00	Within	300m of retail centre bo	oundary:
Environment Ag	gency Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety Executive Hazard:			No	Strate	gic Employment Buffer:	0.00
Health and Safe	ety Executive Gas	Pipeline:	No	Conse	rvation Areas	No
Ancient Monum	nent/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights o	f Way:		No			
Other comment	ts/observations on	site characteristic	s:			

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

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

Planning History

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

Green Belt assessmer	nt - only completed where site is v	within Green Belt
Would development of the site effe	tute ribbon development?	
·	m merging d to physical connection of settlements? de a good existing barrier/boundary to contain	
Does the site provide access to the Does the site include local or nation	lary between the site and the existing urban area? e countryside? onal conservation designated areas? odlands, trees, hedgerows that are protected, or cover? or 3a agricultural land? Are these in agricultural use?	
Preserve the setting and special Is the site within or adjacent to a c feature? If yes, could development preserve Overall Character Preservation Co	conservation area, listed building or other historical e this character?:	
Greenbelt Assessment Conclusi		
Main Urban Area Major Settlement Smaller Settlement Villages/Rural	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension pment unrelated to existing development	Brownfield Greenfield Mixed
<u>Regeneration Priority Area:</u> Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 vay: 0.00

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

East Leeds

	(0-5yrs) Suitability:	Yes Physical	Achievability: Mec	lium term (6-10 years)
Summary of Infra	structure provide	er comments and	other planning	equirements
	Highways inc Metro			
Accessibility commen Good accessibility, distr				Rank (1-5
Good accessibility, distr	ici centre within 800m.			5
Access Comments				Rank (1-5
Somewhat limited front	age, bus access achieva	ble for small development.		4
Local network comme	ent			Rank (1-5
Existing housing and si	mall scale - no local impa	ict.		5
Mitigation measure				Total sco
None.				
				14
Support?	Need to comb	bine with other sites:	Suitability for p	artial development:
Yes	No		No	
Highways Agency n/a				
<u>Biodiversity</u> West Yorkshire Ecolog	gy and LCC Ecology Off	icer: Bounda	ary Amendment	
Network Rail : Biodiversity West Yorkshire Ecolog Supported Natural England:	gy and LCC Ecology Off	icer: Bounda	ary Amendment	
Biodiversity West Yorkshire Ecolog Supported	gy and LCC Ecology Off	icer: Bounda	ary Amendment	
Biodiversity West Yorkshire Ecolog Supported Natural England:		icer: Bound	ary Amendment	
Biodiversity West Yorkshire Ecolog Supported Natural England: Education	oding		ary Amendment Agency Constraints:	

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

Could site be effectively	Yes	No	Maybe
managed	(Text)		
	Ma a	NL-	Max Ia a
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
ono.			
Proximity to housed	Yes	No	
		INO	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
	(Text)	110	Children
encampments	(10,0)		

Conclusion of Assessment

Conclusion summary:

	nlannina	normionion	arontod Eth	November	2012 far	undoviolor	and anotion	(ture unite	haaun an aita
THAS .	nannina	Dennission	oranieo sin	November	2012101	undevelor	eo sechon	mwo mms	begun on site.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion: Not assessed

2

Employment Conclusion: Not assessed Site Ref: 97

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

Site Deta	ils							
Northing:	437110)	Area sq m:		4708.82	Ward		Moortown
Easting:	428692	2	Area Ha:	0	.470882	HMCA:		North
Site Char	racterist	ics						
Land Use								
Existing Use 1	l:	Other						
Existing Use 2	2:							
Existing Use 3	3:							
Neighbouring	Use 1	Residen	tial - Dwellings					
Neighbouring	Use 2:	Retail - S	Shops					
Neighbouring	Use 3:	Industry	and business -	Manufacturi	ng & Whol	esale		
Other uses:		Working	Mens Club					
Site State:		Brownfie	eld					
Site Detail								
Topography:			Sloping		Bound	daries:	Existing	well defined
Natural Lands	cape:		Limited Tree (Cover	Road	Frontage	\checkmark	
Distance to Ra	ail Station (m	netres):	2088.62		Distar	nce to bus stop (metres)	74.02	
Nearest Railw	ay Station		Burley Park		Bus S	top ID	5694	
SFRA Flood Z	Zone:			0.00	Within	300m of retail centre bo	oundary:	Meanwood
Environment A	Agency Flood	d Zone:		0.00	Agricu	Itural Land Class:		
Health and Sa	afety Executiv	ve Hazaro	d:	No	Strate	gic Employment Buffer:		0.00
Health and Sa	afety Executiv	ve Gas P	peline:	No	Conse	ervation Areas		No
Ancient Monu	ment/Battlefi	eld(%):		0.00	Listed	Buildings:		No
Public Rights	of Way:			No				
Other comme	nts/observati	ons on si	te characteristic	cs:				

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

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

Planning History

	5				
Planning App No.	Proposal	Received	Decision	Status	Site %
26/160/03/FU	3 storage containers to car park of working mens club	17/03/2003	12/05/2003	R	99.92
H26/1099/78/	Alterations and extension, to form gymnasium, with chang ing rooms to working mens club .	14/11/1978	05/02/1979	A	99.26
H26/599/79/	Amendment to previous applicat ion involving detached singl e storey gymnasium with changi ng rooms, to working me	20/06/1979	03/09/1979	A	99.26
PREAPP/08/00378		14/11/2008		PRECAG	100.00

Green Belt assessment - only completed where site is v	within Green Belt
Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in isolated development? Is the site well connected to built up area (2+ boundaries with existing built up area)? Would development of the site effectively "round off" the settlement pattern?: Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land? Overall sprawl conclusion:	
Prevent neighbouring towns from merging Would development of the site lead to physical connection of settlements? Do natural/physical features provide a good existing barrier/boundary to contain development? Overall Coalescence Conclusion:	
Assist in safeguarding countryside from encroachment Is there a strong defensible boundary between the site and the existing urban area? Does the site provide access to the countryside? Does the site include local or national conservation designated areas? Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricultural land? Does the site contain buildings? Are these in agricultural use? Overall countryside Encroachment Conclusion	
Preserve the setting and special character of historic towns Is the site within or adjacent to a conservation area, listed building or other historical feature? If yes, could development preserve this character?: Overall Character Preservation Conclusion:	
Greenbelt Assessment Conclusion:	
Main Urban Area Main Urban Area Extension Major Settlement Major Settlement Extension Smaller Settlement Smaller Settlement Extension Villages/Rural Village/Rural Extension Development unrelated to existing development	Brownfield Greenfield Mixed
Regeneration Priority Area: Inner South Leeds: 0.00 Leeds Bradford Corridor: 0.00	0.00 vav: 0.00

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

East Leeds

	es Physical Achievability: Mediur	n term (6-10 years)
Summary of Infrastructure provider c	omments and other planning re	quirements
Leeds City Council Highways inc Metro		
Accessibility comment		Rank (1-5
Good accessibility		5
Access Comments		Rank (1-5
Visibility is probably achievable within site frontage w	ith Stonegate Road	5
Local network comment		Bank (1 5
Capacity issues		Rank (1-5
		3
Mitigation measure		Total sco
		13
Highways Agency n/a		
Biodiversity West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment	
Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Supported Natural England:	Boundary Amendment	
Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Supported	Boundary Amendment	
Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Supported Natural England:	Boundary Amendment	
Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Supported Natural England: Education Drainage/Water/Flooding		

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

9

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion: Green

Employment Conclusion: Green Site Ref: 118

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

Site Detail	S					
Northing:	440576	Area sq m:		4359.23	Ward	Alwoodley
Easting:	429017	Area Ha:		0.435923	HMCA:	North
Site Chara	cteristics					
Land Use						
Existing Use 1:	Resider	ntial - Dwellings				
Existing Use 2:						
Existing Use 3:						
Neighbouring U	se 1 Resider	ntial - Dwellings				
Neighbouring U	se 2:					
Neighbouring U	se 3:					
Other uses:						
Site State:	Brownfi	eld				
<u>Site Detail</u>						
Topography:		Flat		Bound	daries:	Existing well defined
Natural Landsca	ape:	Limited Tree	Cover	Road	Frontage	\checkmark
Distance to Rail	Station (metres):	4815.17		Distar	nce to bus stop (metres)	201.71
Nearest Railway	/ Station	Horsforth		Bus S	top ID	11410
SFRA Flood Zor	ne:		0.00	Within	300m of retail centre bo	oundary:
Environment Ag	ency Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safe	ety Executive Hazar	d:	No	Strate	gic Employment Buffer:	0.00
Health and Safe	ety Executive Gas F	Pipeline:	No	Conse	ervation Areas	No
Ancient Monum	ent/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights of	Way:		No			
Other comments	s/observations on s	ite characterist	ics:			

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

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

Planning History

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

Green Belt assessment - only completed where site is v	within Green Belt
Check the unrestricted sprawl of large built up areas	
Would development lead to/constitute ribbon development?	
Would development result in isolated development?	
Is the site well connected to built up area (2+ boundaries with existing built up area)?	
Would development of the site effectively "round off" the settlement pattern?:	
Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?	
Overall sprawl conclusion:	
Prevent neighbouring towns from merging	
Would development of the site lead to physical connection of settlements?	
Do natural/physical features provide a good existing barrier/boundary to contain development?	
Overall Coalescence Conclusion:	
Assist in safeguarding countryside from encroachment	
Is there a strong defensible boundary between the site and the existing urban area?	
Does the site provide access to the countryside?	
Does the site include local or national conservation designated areas?	
Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?	
Does the site include grade 1, 2, or 3a agricultural land?	
Does the site contain buildings?	
Overall countryside Encroachment Conclusion	
Preserve the setting and special character of historic towns	
Is the site within or adjacent to a conservation area, listed building or other historical feature?	
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Greenbelt Assessment Conclusion:	
Conformity with Core Strategy	
	Brownfield
Major Settlement Major Settlement Extension	Greenfield
Smaller Settlement Smaller Settlement Extension	Mixed
Villages/Rural Village/Rural Extension	
Development unrelated to existing development	
Regeneration Priority Area:	
Inner South Leeds: 0.00 Aire Valley:	0.00
Leeds Bradford Corridor: 0.00 West Leeds Gatew	/av: 0.00

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

East Leeds

Access achievable from The View. 5 Local network comment Rank (1-5 Existing housing and small scale - no local impact. 5 Mitigation measure Total scol None. 13 Support? Need to combine with other sites: Yes No Highways Agency n/a Yes Highways Agency n/a Yes Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Education	Availability: Short term (0-5	5yrs) Suitability: Ye	25	Achievability: Short	term (0-5yrs)
Access bility comment Rank (1-5 3 buses per hour. Good access to primary / secondary education and health services. 3 Access Comments Rank (1-5 Access achievable from The View. 5 Local network comment Rank (1-5 Existing housing and small scale - no local impact. 5 Mitigation measure Total score None. 13 Support? Need to combine with other sites: Yes No Highways Agency No Yes Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Varkshire Water Comments: Yorkshire Water Comments: Yorkshire Water Comments: Yorkshire Water Comments:	Summary of Infrastr	ucture provider c	omments and	other planning re	quirements
3 buses per hour. Good access to primary / secondary education and health services. 3 Access Comments Rank (1-5 Access achievable from The View. 5 Local network comment Rank (1-5 Existing housing and small scale - no local impact. 5 Mitigation measure Total scon None. 13 Support? Need to combine with other sites: Suitability for partial development: Yes Highways Agency n/a Network Rail : Biodiversity Weest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Drainage/Water/Flooding Environment Agency Constraints: Yorkshire Water Comments: Yorkshire Water Comments:		hways inc Metro			
Access Comments Access achievable from The View. Access achievable			and the state of the state of the state	L	Rank (1-5)
Access achievable from The View. 5 Local network comment Rank (1-5 Existing housing and small scale - no local impact. 5 Mitigation measure Total scol None. 13 Support? Need to combine with other sites: Yes No Highways Agency n/a Yes Highways Agency n/a Yes Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Education	3 buses per nour. Good acc	ess to primary / secondar	y education and healt	n services.	3
Local network comment Rank (1-5 Existing housing and small scale - no local impact. 5 Mitigation measure Total scol None. 13 Support? Need to combine with other sites: Suitability for partial development: Yes Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Vatural England: Education Yorkshire Water Comments: Environment Agency Constraints: Yorkshire Water Comments:	Access Comments				Rank (1-5
Existing housing and small scale - no local impact. 5 Mitigation measure Total scor None. 13 Support? Need to combine with other sites: Suitability for partial development: Yes No Yes Highways Agency n/a No Yes Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Environment Agency Constraints: Drainage/Water/Flooding Environment Agency Constraints: Yorkshire Water Comments: Yorkshire Water Comments: Yorkshire Water Waste Water Treatment Works Comme	Access achievable from The	e View.			5
Mitigation measure Total score None. 13 Support? Need to combine with other sites: Suitability for partial development: Yes No Yes Highways Agency Yes Na Network Rail : Biodiversity Boundary Amendment Supported Natural England: Education Environment Agency Constraints: Yorkshire Water Comments: Yorkshire Water Waste Water Treatment Works Comme	Local network comment				Rank (1-5)
Mitigation measure Total score None. 13 Support? Need to combine with other sites: Suitability for partial development: Yes No Yes Highways Agency Yes Mathematical Score Yes Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Drainage/Water/Flooding Environment Agency Constraints: Yorkshire Water Comments: Yorkshire Water Comments:	Existing housing and small	scale - no local impact.			
None. 13 Support? Need to combine with other sites: Suitability for partial development: Yes No Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Drainage/Water/Flooding Environment Agency Comments: Prainage/Water/Flooding Environment Agency Comments: Yorkshire Water Comments: Yorkshire Water Comments:					5
Support? Need to combine with other sites: Suitability for partial development: Yes No Yes Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Yorkshire Water Comments: Yorkshire Water Comments: Yorkshire Water Comments:	Mitigation measure				Total scor
Yes No Yes Highways Agency //a Nd Yes Metwork Rail : Biodiversity Biodiversity Boundary Amendment Supported Image: Comparison of the second seco	None.				13
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Yorkshire Water Comments: Yorkshire Water Comments:	Support?	Need to combine	with other sites:	Suitability for par	rtial development:
n/a Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Yorkshire Water Comments: Yorkshire Water Comments: Yorkshire Water Comments:	Yes	No		Yes	
n/a Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Yorkshire Water Comments: Yorkshire Water Comments: Yorkshire Water Comments:					
Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Yorkshire Water Comments: Yorkshire Water Comments: Yorkshire Water Comments:					
West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported	Network Rail :				
West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported	Piodivorsity				
Supported Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Yorkshire Water Comments: Yorkshire Water Comments: Yorkshire Water Comments:		nd I CC Ecology Officer:	Bound	arv Amendment	
Education Drainage/Water/Flooding Environment Agency Comments: Yorkshire Water Comments: Yorkshire Water Comments:	Supported			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Drainage/Water/Flooding Environment Agency Comments: Forward Stress Forward Stress Yorkshire Water Comments: Yorkshire Water Comments: Yorkshire Water Waste Water Treatment Works Comme	Natural England:				
Environment Agency Comments: Environment Agency Constraints: Yorkshire Water Comments: Yorkshire Water Waste Water Treatment Works Comme	Education				
Environment Agency Comments: Environment Agency Constraints: Yorkshire Water Comments: Yorkshire Water Waste Water Treatment Works Comme					
Yorkshire Water Comments: Yorkshire Water Waste Water Treatment Works Comme					
	Environment Agency Com	ments:	Environment	Agency Constraints:	
	Vorkshiro Water Comment	<u>e.</u>	Varkahira Mi	tor Wasta Water Tractin	ont Works Comme
	TO KSHITE Water Comment	5.	rorkshire Wa	iter waste water Freatm	IEIT WORKS COMME
LCC Flood Risk Management:					

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy_Traveller Site Assessment

Could site be effectively	Yes	No	Maybe
managed	(Text)	•	
managoa			
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
Sile			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
3,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1			
	N	NL-	I halve aver
Experience of previous	Yes	No	Unknown
encampments	(Text)		
-			

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion: Not assessed

6

Employment Conclusion: Not assessed Site Ref: 120

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

Site Details	6							
Northing:	437144	Area sq m:	:	5625.85	Ward		Chapel Allerton	
Easting:	430435	Area Ha:	0	.562585	HMCA:		North	
Site Chara	cteristics							
Land Use								
Existing Use 1:	Existing Use 1: Vacant &		& Derelict - Vacant building					
Existing Use 2: Vacant a		nt and derelict - Va	ind derelict - Vacant land					
Existing Use 3:								
Neighbouring Us	e 1 Reside	Residential - Dwellings						
Neighbouring Us	e 2: Retail	Retail - Restaurants and Cafes						
Neighbouring Us	e 3: Retail	Retail - Financial and professional services						
Other uses:								
Site State: Brownfield								
<u>Site Detail</u>								
Topography:		Sloping		Bound	laries:	Existin	g well defined	
Natural Landscape:		Limited Tree C	Limited Tree Cover		Frontage			
Distance to Rail Station (metres):		3208.04		Distan	ce to bus stop (metres)	48.72		
Nearest Railway	Station	Burley Park		Bus S	top ID	5269		
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	undary:	Chapel Allerton	
Environment Agency Flood Zone:			0.00	Agricu	Itural Land Class:			
Health and Safety Executive Hazard:			No	Strate	tegic Employment Buffer: C		0.00	
Health and Safety Executive Gas Pipeline:			No	Conse	nservation Areas		Yes	
Ancient Monument/Battlefield(%):			0.00	Listed	Buildings:		No	
Public Rights of Way:		No						
Other comments/	observations on	site characteristic	s:					

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

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

Planning History

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

Site Ref: 120

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

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

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

Green Belt assessment -	only completed where site is v	within Green Belt
Would development of the site effective	ribbon development? levelopment? ea (2+ boundaries with existing built up area)?	
Prevent neighbouring towns from m Would development of the site lead to Do natural/physical features provide a development? Overall Coalescence Conclusion:		
Does the site provide access to the co Does the site include local or national	between the site and the existing urban area? untryside? conservation designated areas? hds, trees, hedgerows that are protected, or er? agricultural land? Are these in agricultural use?	
Preserve the setting and special char Is the site within or adjacent to a conse feature? If yes, could development preserve this Overall Character Preservation Conclu	ervation area, listed building or other historical s character?:	
Greenbelt Assessment Conclusion:		
	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension nt unrelated to existing development	Brownfield Greenfield Mixed
Regeneration Priority Area: Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	0 vay: 0

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

East Leeds

Dianning requirements Rank (1-5 5 Rank (1-5
5 Rank (1-5
5 Rank (1-5
Rank (1-5
he closed off ?
be closed off & 4
Rank (1-5
3
Total sco
ageway 12
itability for partial development:
dment
Constraints:
e Water Treatment Works Comme

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy_Traveller Site Assessment

	X	N 1	
Could site be effectively	Yes	No	Maybe
managed	(Text)		
5			
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)	110	Maybe
	(Text)		
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)	ł	
377000000000000000000000000000000000000			
	Vee	Na	
Experience of previous	Yes	No	Unknown
encampments	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion: Green

40

Employment Conclusion:

Red

Site Ref: 174

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

Site Deta	ils						
Northing:	436771	Area sq m:	2	5574.78	Ward	Weetw	/ood
Easting:	427857	Area Ha:	2	.557478	HMCA:	Ν	lorth
Site Chai	racteristics						
Land Use							
Existing Use 1	I: Resid	ential - Residential	institution				
Existing Use 2: Recreation & Leisure - Outdoor amenity & open space							
Existing Use 3	3:						
Neighbouring	Neighbouring Use 1 Residential - Dwellings						
Neighbouring	Use 2:						
Neighbouring	Use 3:						
Other uses:							
Site State:	Mixed	1					
Site Detail							
Topography:		Sloping		Bound	laries:	Existing well define	d
Natural Lands	cape:	Limited Tree C	over	Road	Frontage	\checkmark	
Distance to R	ail Station (metres)	1414.61		Distan	ce to bus stop (metres)	208.23	
Nearest Railw	ay Station	Headingley		Bus S	top ID	14224	
SFRA Flood Z	Zone:		0.00	Within	300m of retail centre bo	oundary:	
Environment /	Agency Flood Zone	:	0.00	Agricu	Itural Land Class:		
Health and Sa	afety Executive Haz	ard:	No	Strate	gic Employment Buffer:	(0.00
Health and Sa	afety Executive Gas	Pipeline:	No	Conse	ervation Areas		Yes
Ancient Monu	ment/Battlefield(%)	:	0.00	Listed	Buildings:		No
Public Rights	of Way:		No				
Other comme	nts/observations or	n site characteristic	s:				

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

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

Planning History

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

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

Green Belt assessment - o	only completed where site is v	vithin Green Be	lt
Would development of the site effectively	bon development? relopment? (2+ boundaries with existing built up area)?		
Prevent neighbouring towns from mer Would development of the site lead to ph Do natural/physical features provide a go development? Overall Coalescence Conclusion:	sical connection of settlements?		
Does the site provide access to the coun Does the site include local or national co	tween the site and the existing urban area? tryside? nservation designated areas? s, trees, hedgerows that are protected, or pricultural land? Are these in agricultural use?		
feature? If yes, could development preserve this on <u>Overall Character Preservation Conclusion</u>	ration area, listed building or other historical		
Greenbelt Assessment Conclusion:	ategy		
Main Urban Area	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension unrelated to existing development	Brownfield Greenfield Mixed	
Regeneration Priority Area: Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley:0.00 West Leeds Gatew	ay:	0.00 0.00

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

East Leeds

)-5yrs) Suitability: Ye	s Achieva	bility: Short term (0-5yrs)
Summary of Infras	tructure provider c	omments and other p	lanning requirements
Leeds City Council Hi	ghways inc Metro		5
Accessibility comment	togy standards mot for scho	ole/haalth/lacal convices but not	Rank (1-5
Fublic transport Core Sita	legy standards met for scho	ols/health/local services but not	5
Access Comments			Rank (1-5
	ment from Burton Crescent, d Traffic Regulation Orders.	mitigation required for main acc	tess off Moor 4
Local network comment	ł		Rank (1-5
Local congestion issues b	out brownfield site with mitig	ation measures available.	4
Mitigation measure			Total sco
Alterations to Moor Road	including kerb alignment for	r parking bays and Traffic Regul	ation Orders. 13
Support?	Need to combine v	with other sites: Sui	tability for partial development:
yes with mitigation	no	yes	
Highways Agency n/a Network Rail :			
Biodiversity			
Dibulversity	and I CC Ecology Officer:	Boundary Amend	iment
West Yorkshire Ecology			
West Yorkshire Ecology Supported			
Supported			
Supported Natural England:			
Supported Natural England: Education		Environment Agency C	onstraints:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _**Traveller Site Assessment**

	× /		
Could site be effectively	Yes	No	Maybe
managed	(Text)		
	N	NL-	NA
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
ono.			
Proximity to housed	Yes	No	
		NO	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
	(Text)	110	e in a le final de la final de
encampments	(10,1)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion: Not assessed

114

Employment Conclusion:

Not assessed

Site Detai	ls					
Northing:	439972	Area sq m:		4436.49	Ward	Adel and Wharfedale
Easting:	426736	Area Ha:		0.443649	HMCA:	North
Site Chara	acteristics					
Land Use						
Existing Use 1:	Resider	ntial - Dwellings	3			
Existing Use 2:						
Existing Use 3:						
Neighbouring U	Ise 1 Resider	ntial - Dwellings	3			
Neighbouring U	lse 2:					
Neighbouring U	lse 3:					
Other uses:						
Site State:	Brownfi	ield				
Site Detail						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landsc	ape:	Limited Tree	Cover	Road	Frontage	\checkmark
Distance to Rai	I Station (metres):	2460.34		Distar	ice to bus stop (metres)	148.66
Nearest Railwa	y Station	Horsforth		Bus S	top ID	6239
SFRA Flood Zo	one:		0.00	Within	300m of retail centre bo	oundary:
Environment Ag	gency Flood Zone:		0.00	Agricu	Iltural Land Class:	
Health and Safe	ety Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.00
Health and Safe	ety Executive Gas F	Pipeline:	No	Conse	ervation Areas	No
Ancient Monum	nent/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights o	f Way:		No			
Other comment	ts/observations on s	site characterist	ics:			

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

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

Green Belt assessment - only completed where site is w	vithin Green Belt
Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in isolated development? Is the site well connected to built up area (2+ boundaries with existing built up area)? Would development of the site effectively "round off" the settlement pattern?: Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land? <u>Overall sprawl conclusion:</u>	
Prevent neighbouring towns from merging Would development of the site lead to physical connection of settlements? Do natural/physical features provide a good existing barrier/boundary to contain development? Overall Coalescence Conclusion:	
Assist in safeguarding countryside from encroachment Is there a strong defensible boundary between the site and the existing urban area? Does the site provide access to the countryside? Does the site include local or national conservation designated areas? Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricultural land? Does the site contain buildings? Are these in agricultural use? Overall countryside Encroachment Conclusion	
Preserve the setting and special character of historic towns Is the site within or adjacent to a conservation area, listed building or other historical feature? If yes, could development preserve this character?: <u>Overall Character Preservation Conclusion:</u>	
Greenbelt Assessment Conclusion:	
Conformity with Core Strategy Main Urban Area Main Urban Area Extension Major Settlement Major Settlement Extension Smaller Settlement Smaller Settlement Extension Villages/Rural Village/Rural Extension Development unrelated to existing development	Brownfield Greenfield Mixed
Regeneration Priority Area: Inner South Leeds: 0.00 Aire Valley: Leeds Bradford Corridor: 0.00 West Leeds Gateway	0.00 av: 0.00

East Leeds

Availability: Short term (0-5yrs)	Suitability: No	Ad	chievability: Unknown	
Summary of Infrastruc	ture provider co	mments and oth	er planning requi	rements
Leeds City Council Highwa	ays inc Metro			Donk (1.5)
Accessibility comment Good accessibility all round.			1	Rank (1-5
				5
Access Comments				Rank (1-5
Good frontage with adopted hig	hway, existing houses n	nay need demolishing to	provide 5 houses.	5
Local network comment				Rank (1-5
Small development easily accor	mmodated.			
				5
Mitigation measure				Total scor
				15
Support?	Need to combine wit	h other sites:	Suitability for partial of	development:
yes	no			
Highways Agency				
Highways Agency Network Rail :				
<u>Network Rail :</u>				
<u>Network Rail :</u> Biodiversity				
<u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology and L	CC Ecology Officer:	Boundary A	mendment	
<u>Network Rail :</u> Biodiversity	CC Ecology Officer:		mendment	
Network Rail : Biodiversity West Yorkshire Ecology and L Supported	CC Ecology Officer:		mendment	
<u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology and L	CC Ecology Officer:		mendment	
Network Rail : Biodiversity West Yorkshire Ecology and L Supported	CC Ecology Officer:		mendment	
Network Rail : Biodiversity West Yorkshire Ecology and L Supported Natural England:	CC Ecology Officer:		mendment	
Network Rail : Biodiversity West Yorkshire Ecology and L Supported Natural England: Education Drainage/Water/Flooding				
Network Rail : Biodiversity West Yorkshire Ecology and L Supported Natural England: Education				
Network Rail : Biodiversity West Yorkshire Ecology and L Supported Natural England: Education Drainage/Water/Flooding				
Network Rail : Biodiversity West Yorkshire Ecology and L Supported Natural England: Education Drainage/Water/Flooding		Environment Age		Works Comme
Network Rail : Biodiversity West Yorkshire Ecology and L Supported Natural England: Education Drainage/Water/Flooding Environment Agency Commen		Environment Age	ncy Constraints:	Works Comme

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

Yes	No	Maybe
(Text)		
N	NL-	Maria a
	NO	Maybe
(Text)		
Yes	No	
	110	
(Text)		
Yes	No	Unknown
(Text)		
x		
	Yes (Text) Yes (Text)	(Text) Yes No (Text) Yes No

Conclusion of Assessment

Conclusion summary:

Permission has been granted for demolition of number 54 Broomfield and replacement with two dwellings. S principle for residential development.						
Site Capacity (dwellings units):	5	Floorspace sq m	(Non residential):	0		
Residential Conclusion:	Retail Co	onclusion:	Employment Conclus	sion:		
Green	Red		Red			

Site Ref: 235

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

Site Detai	ls						
Northing:	437162	Area sq m:		7073.55	Ward	Horsfe	orth
Easting:	423773	Area Ha:	0	.707355	HMCA:	No	orth
Site Char	acteristics						
Land Use							
Existing Use 1:	Office						
Existing Use 2	:						
Existing Use 3	:						
Neighbouring l	Jse 1 Reside	ntial - Dwellings					
Neighbouring l	Jse 2: Reside	ntial - Residentia	al institution				
Neighbouring l	Jse 3:						
Other uses:							
Site State:	Mix						
Site Detail							
Topography:		Sloping		Bound	laries:	Existing well defined	Ł
Natural Landso	cape:	Limited Tree	Cover	Road	Frontage	\checkmark	
Distance to Ra	il Station (metres):	2081.08		Distan	ice to bus stop (metres)	203.97	
Nearest Railwa	ay Station	Horsforth		Bus S	top ID	6173	
SFRA Flood Zo	one:		0.00	Within	300m of retail centre bo	oundary:	
Environment A	gency Flood Zone:		0.00	Agricu	Iltural Land Class:		
Health and Saf	ety Executive Haza	rd:	No	Strate	gic Employment Buffer:	C	0.00
Health and Saf	fety Executive Gas I	Pipeline:	No	Conse	ervation Areas	`	Yes
Ancient Monun	nent/Battlefield(%):		0.00	Listed	Buildings:		No
Public Rights c	of Way:		No				
Other commen	ts/observations on	site characteristi	CS:				

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

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

Planning History

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

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

Green Belt assessment -	only completed where site is v	within Green Belt	
Would development of the site effective	bbon development? evelopment? a (2+ boundaries with existing built up area)?		
Prevent neighbouring towns from me	erging		
Would development of the site lead to p Do natural/physical features provide a g development?	hysical connection of settlements? good existing barrier/boundary to contain		
Overall Coalescence Conclusion:			
Assist in safeguarding countryside fr	om encroachment		
Does the site provide access to the courd Does the site include local or national c	Are these in agricultural use?		
Preserve the setting and special char	racter of historic towns		
Is the site within or adjacent to a conser feature?	vation area, listed building or other historical		
If yes, could development preserve this	character?:		
Overall Character Preservation Conclus	sion:		
Greenbelt Assessment Conclusion:			
Conformity with Core St	rategy		
Main Urban Area Major Settlement Smaller Settlement Villages/Rural Development	Main Urban Area Extension Image: Constraint of the sector of the sec	Brownfield Greenfield Mixed	
Regeneration Priority Area:	_		
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:	0.00

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

East Leeds

Availability: Short term (0-	5yrs)	Suitability:	Yes Physical	A	chievability: Short ter	m (0-5yrs)
ummary of Infrast	ructu	re provide	er comments ar	nd oth	er planning req	uirements
Leeds City Council Hig	ghway	s inc Metro				
Accessibility comment				1d- // -		Rank (1-5
Public transport Core Strate rail service.	egy acc	essidility stand	ards met for schools/r	ieaith/iod	cal services but not for	5
Access Comments						Rank (1-5
Clarence Road narrow/hea	avily pa	ked max 5 hou	uses replace existing?			3
						5
Local network comment						Rank (1-5
Local congestion issues.						3
						3
Mitigation measure						Total sco
Unknown at this stage						11
Support?		Need to comb	ine with other sites:		Suitability for partia	al development:
Yes with mitigation		No			Yes	
Highways Agency	L					
n/a						
Network Rail :						
Biodiversity						
Nest Yorkshire Ecology a	nd LC	C Ecology Offi	cer: Bou	undary A	Amendment	
Supported						
Natural England:						
Education						
Drainage/Water/Floodi	ng					
Environment Agency Con	nments	:	Environm	ent Age	ency Constraints:	
Yorkshire Water Commen	ts:		Yorkshire	Water	Waste Water Treatmer	nt Works Comme

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

Could site be effectively	Yes	No	Maybe
managed	(Text)	•	
managoa			
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
Sile			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
3,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1			
	N	NL-	I be loss a com
Experience of previous	Yes	No	Unknown
encampments	(Text)		
-			

Conclusion of Assessment

Conclusion summary:					
Site within the urban area. Suitable in principle for residential development.					
Site Capacity (dwellings units):	5	Floorspace sq m (Non residential):		
Residential Conclusion:	Retail C	onclusion:	Employment Conclusion:		
Green	Red		Red		

Site Details						
Northing: 4	437737	Area sq m:		2375.58	Ward	Horsfort
Easting: 2	423067	Area Ha:		1.237558	HMCA:	Nort
Site Characte	eristics					
Land Use						
Existing Use 1:	Recrea	tion & Leisure -	Outdoor ame	enity & ope	n space	
Existing Use 2:						
Existing Use 3:						
Neighbouring Use 1	Reside	ntial - Dwellings				
Neighbouring Use 2). 					
Neighbouring Use 3	3:					
Other uses:						
Site State:	Greenfi	eld				
<u>Site Detail</u>						
Topography:		Sloping		Bound	laries:	Existing well defined
Natural Landscape:		Limited Tree	Cover	Road	Frontage	\checkmark
Distance to Rail Sta	tion (metres):	1949.33		Distan	ce to bus stop (metres)	70.66
Nearest Railway Sta	ation	Horsforth		Bus S	top ID	8844
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	undary:
Environment Agenc	y Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety E	xecutive Haza	rd:	No	Strate	gic Employment Buffer:	0.0
Health and Safety E	Executive Gas F	Pipeline:	No	Conse	ervation Areas	Ye
Ancient Monument/I	Battlefield(%):		0.00	Listed	Buildings:	N
Public Rights of Wa	iy:		No			
Other comments/ob	servations on s	site characteristi	CS:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	99.99		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 1014 Site Name: Land at Fraser Avenue, Horsforth

Planning History

Green Belt assessment -	only completed where site is v	within Green Belt
Would development of the site effectiv	ribbon development?	
Prevent neighbouring towns from n Would development of the site lead to Do natural/physical features provide a development? Overall Coalescence Conclusion:		
Does the site provide access to the co Does the site include local or national	between the site and the existing urban area? ountryside? conservation designated areas? nds, trees, hedgerows that are protected, or er? agricultural land? Are these in agricultural use?	
Preserve the setting and special characters Is the site within or adjacent to a const feature? If yes, could development preserve thi Overall Character Preservation Conclusion:	ervation area, listed building or other historical s character?: <u>usion:</u>	
Conformity with Core S	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension	Brownfield Greenfield Mixed
Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 vay: 0.00

East Leeds

	to determine Achievability: Long term	(11+ years)
ummary of Infrastructure provider co	mments and other planning requi	rements
eeds City Council Highways inc Metro		
Accessibility comment		Rank (1-5
Public transport Core Strategy standards met for school	Is/health/local services but not for rail service.	5
Access Comments		Rank (1-5
Access very difficult to achieve would need major mitigation island on A65 but 45 houses may be viable.	ation, highway widening to provide ghost	2
Local network comment		Rank (1-5
Unsuitable local network, mitigation not possible for onl	ly 45 houses.	1
Mitigation measure		Total sco
		8
Support? Need to combine wi	· · · · · · · · · · · · · · · · · · ·	levelopment:
Yes with significant No mitigation.	No	
Highways Agency		
n/a		
Network Rail :		
Biodiversity		
West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment	
Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Jnknown Impact. Historic evidence of semi-improved grasslands - needs botanical survey.	Boundary Amendment Site assessment needed. ???	
West Yorkshire Ecology and LCC Ecology Officer: Jnknown Impact. Historic evidence of semi-improved		
West Yorkshire Ecology and LCC Ecology Officer: Jnknown Impact. Historic evidence of semi-improved grasslands - needs botanical survey. Natural England:		
Nest Yorkshire Ecology and LCC Ecology Officer: Jnknown Impact. Historic evidence of semi-improved grasslands - needs botanical survey.		
Nest Yorkshire Ecology and LCC Ecology Officer: Jnknown Impact. Historic evidence of semi-improved grasslands - needs botanical survey. Natural England: Education Drainage/Water/Flooding		
Nest Yorkshire Ecology and LCC Ecology Officer: Jnknown Impact. Historic evidence of semi-improved grasslands - needs botanical survey. Natural England: Education Drainage/Water/Flooding	Site assessment needed. ???	
West Yorkshire Ecology and LCC Ecology Officer: Jnknown Impact. Historic evidence of semi-improved grasslands - needs botanical survey. Natural England: Education	Site assessment needed. ???	Norks Comme
West Yorkshire Ecology and LCC Ecology Officer: Unknown Impact. Historic evidence of semi-improved grasslands - needs botanical survey. Natural England: Education Drainage/Water/Flooding Environment Agency Comments:	Site assessment needed. ??? Environment Agency Constraints:	Norks Comme
Vest Yorkshire Ecology and LCC Ecology Officer: Inknown Impact. Historic evidence of semi-improved irasslands - needs botanical survey. Iatural England: Education Drainage/Water/Flooding Environment Agency Comments:	Site assessment needed. ??? Environment Agency Constraints:	Works Comme

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy_Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Red

45

Employment Conclusion:

Red

Site Details						
Northing: 4	38723	Area sq m:	30	1297.79	Ward	Horsfo
Easting: 4	23249	Area Ha:	30	.129779	HMCA:	No
Site Characte	eristics					
Land Use						
Existing Use 1:	Agricul	ure				
Existing Use 2:						
Existing Use 3:						
Neighbouring Use 1	Agricul	ure				
Neighbouring Use 2	: Forestr	y - Unmanaged I	Forest			
Neighbouring Use 3	: Reside	ntial - Dwellings				
Other uses:	Educat	ion				
Site State:	Greenf	eld				
<u>Site Detail</u>						
Topography:		Undulating		Bound	aries:	Partially well-defined
Natural Landscape:		Limited Tree (Cover	Road I	Frontage	\checkmark
Distance to Rail Stat	tion (metres):	1243.59		Distan	ce to bus stop (metres)	603.81
Nearest Railway Sta	ation	Horsforth		Bus St	top ID	384
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	oundary:
Environment Agency	y Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety E	xecutive Haza	rd:	No	Strate	gic Employment Buffer:	0.
Health and Safety E	xecutive Gas I	Pipeline:	Yes	Conse	rvation Areas	1
Ancient Monument/	Battlefield(%):		0.00	Listed	Buildings:	Y
Public Rights of Way	y:		Yes			
Other comments/ob	servations on s	site characteristic	cs:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.57	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.01	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 1015 Site Name: Land South of Lee Lane West, Horsforth

Planning History

Green Belt assessment - only c	ompleted where site is v	vithin Green Bel	t
Check the unrestricted sprawl of large built up	areas		
Nould development lead to/constitute ribbon deve	elopment?		
Vould development result in isolated developmer	nt?		
s the site well connected to built up area (2+ bou	ndaries with existing built up area)?	\checkmark	
Vould development of the site effectively "round of	off" the settlement pattern?:	No	
To natural/physical features provide a good existi rea and undeveloped land?	ng barrier between existing urban		
Overall sprawl conclusion:			
ow potential to lead to unrestricted sprawl			
Prevent neighbouring towns from merging			
Vould development of the site lead to physical co	onnection of settlements?		
o natural/physical features provide a good existi levelopment?	ing barrier/boundary to contain		
Overall Coalescence Conclusion:			
lo merging of settlements			
Assist in safeguarding countryside from encro	pachment		
s there a strong defensible boundary between th	e site and the existing urban area?		
Does the site provide access to the countryside?		\checkmark	
Does the site include local or national conservation	on designated areas?		
Does the site include areas of woodlands, trees, I ignificant unprotected tree/hedge cover?	hedgerows that are protected, or		
Does the site include grade 1, 2, or 3a agricultura	Il land?	\checkmark	
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Conclusion			
The site performs an important role safeguarding	countryside from encroachment		
Preserve the setting and special character of I	historic towns		
s the site within or adjacent to a conservation are eature?	ea, listed building or other historical		
f yes, could development preserve this character	?:	Possibly	
Overall Character Preservation Conclusion:			
Development of the site would have marginal effe	ect on the setting & special character of	historic features, which c	
Greenbelt Assessment Conclusion:			
Well connected to urban area and contained by e n providing access to the countryside and views Nature Area within the site.			
Conformity with Core Strategy	,		_
Main Urban Area M	ain Urban Area Extension	Brownfield	
Major Settlement M	ajor Settlement Extension	Greenfield	
Smaller Settlement Sr	maller Settlement Extension	Mixed	
Villages/Rural Vi	Ilage/Rural Extension		
Development unrelate	d to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.0
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:	0.0

East Leeds

	I DE to dotormino	
vailability: Short term (0-5yrs) Suitability: I	LDF to determine Achievability: Long term	(11+ years)
ummary of Infrastructure provider	comments and other planning requ	irements
_eeds City Council Highways inc Metro		
Accessibility comment	to advantian is suitable	Rank (1-5
Poor access to public transport and health. Access		2
Access Comments		Rank (1-
Frontage available for suitable access but highway	needs widening.	1
Local network comment		Rank (1-
Local network unsuitable for additional developmer	nt, needs improvement beyond control of site.	1
Mitigation measure		Total sco
Nothing deliverable		4
		-
Support? Need to combine	e with other sites: Suitability for partial	development:
No		
lighways Agency		
n/a		
Network Rail :		
Biodiversity		
Vest Yorkshire Ecology and LCC Ecology Office	er: Boundary Amendment	
Supported with mitigation if wooded areas (which in	ncludes parts	
of Hunger Hills LNA) are retained and wide buffers a he wooded areas are provided i.e. along all bounda	alongside aries of the	
lunger Hills LNA 20 metre linear strips left undevelo lanted with meadow, shrubs and small trees to add	oped and	
voodland edge habitat and control access into the v		
latural England:		
Education		
Drainage/Water/Flooding		
Drainage/Water/Flooding Environment Agency Comments:	Environment Agency Constraints:	
	Environment Agency Constraints: Yorkshire Water Waste Water Treatment	Works Comme

<u>Utilities</u> Gas:
Electric:
Telecom:
Fire and Rescue Services:
<u>Built Heritage</u> Leeds City Council:
West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Retail Conclusion: Not assessed

791

Employment Conclusion: Not assessed

Site Deta	ails					
Northing:	437583	Area sq m:		5673.65	Ward	Horsforth
Easting:	423001	Area Ha:	0	.567365	HMCA:	North
Site Cha	racteristics					
Land Use						
Existing Use	1: Vaca	nt and derelict - V	/acant land			
Existing Use 2	2:					
Existing Use	3:					
Neighbouring	Use 1 Resid	dential - Dwellings	3			
Neighbouring	Use 2: Trans	sport - Transport t	tracks & ways			
Neighbouring	Use 3:					
Other uses:						
Site State:	Gree	nfield				
<u>Site Detail</u>						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Lands	scape:	Limited Tree	Cover	Road	Frontage	\checkmark
Distance to R	ail Station (metres)	: 2106.79		Distar	ice to bus stop (metres)	31.71
Nearest Railw	vay Station	Horsforth		Bus S	top ID	3819
SFRA Flood 2	Zone:		0.00	Within	300m of retail centre bo	oundary:
Environment Agency Flood Zone:			0.00	Agricu	Iltural Land Class:	
Health and Safety Executive Hazard:			No	Strate	gic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:			No	Conse	ervation Areas	No
Ancient Monu	Ancient Monument/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights of Way:			No			
Other comme	ents/observations o	n sita charactarist	tice.			

Horsforth

Other comments/observations on site characteristics:

UDP Designation

Site Ref: 1016

Greenbelt - N32 (%):	99.71	Urban Green Corridor - N8 (%):	83.83
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

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

Green Belt assessment - only	completed where site is v	vithin Green Be	lt
Check the unrestricted sprawl of large built	up areas		
Would development lead to/constitute ribbon d	levelopment?		
Would development result in isolated development	nent?		
Is the site well connected to built up area (2+ b	ooundaries with existing built up area)?	\checkmark	
Would development of the site effectively "round	nd off" the settlement pattern?:	Partial	
Do natural/physical features provide a good evarea and undeveloped land?	xisting barrier between existing urban		
Overall sprawl conclusion:			
Low potential to lead to unrestricted sprawl			
Prevent neighbouring towns from merging			
Would development of the site lead to physica	l connection of settlements?		
Do natural/physical features provide a good ex development?			
Overall Coalescence Conclusion:			
No merging of settlements			
Assist in safeguarding countryside from en	croachment		
Is there a strong defensible boundary betweer			
Does the site provide access to the countrysid	-		
Does the site include local or national conserv			
Does the site include areas of woodlands, tree significant unprotected tree/hedge cover?	•		
Does the site include grade 1, 2, or 3a agricult	ural land?	\checkmark	
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Conclusion	1		
The site does not perform an important role in	- safeguarding the countryside from encroa	chment	
Preserve the setting and special character	of historic towns		
Is the site within or adjacent to a conservation feature?			
If yes, could development preserve this charac	cter?:		
Overall Character Preservation Conclusion:			
Development of the site would have no effect of	on the setting and special character of hist	oric features	
Greenbelt Assessment Conclusion:			
In green belt but has strong links to urban area	a. Well contained site eliminating potential	for further sprawl.	
Conformity with Core Strates	ду		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		
Development unrel	ated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:	0.00

East Leeds

Availability: Short term	(0-5yrs)	Suitability:	LDF to determine	Achievability: Long	term (11+ years)
Summary of Infra	structu	re provide	er comments and	other planning re	equirements
Leeds City Council		s inc Metro			
Accessibility commen		adarda mat far	achaola/baolth/lacal.com/	ices but not for rail service	Rank (1-5
Public transport Core Si	lialegy star	idards met for	SCHOOIS/HEARH/IOCAI SEIVI		5
Access Comments					Rank (1-5
Access from Calverley	Lane only.				5
Local network comme	ent				Rank (1-5
Local congestion issue	s but not fo	or 13 houses.			4
					4
Mitigation measure					Total scor
Unknown at this stage.					14
Support?		Need to comb	ine with other sites:	Suitability for pa	rtial development:
Yes		No		Yes	
Highways Agency					
n/a					
<u>Network Rail :</u>					
Biodiversity					
West Yorkshire Ecolog	gy and LCC	C Ecology Offi	icer: Bound	lary Amendment	
Supported					
Natural England:					
F alana (in a					
Education					
Drainage/Water/Floc	oding				
Environment Agency C	Comments	:	Environment	Agency Constraints:	
	nonte:		Yorkshire Wr	ater Waste Water Treatm	ent Works Comme
Yorkshire Water Comm					
Yorkshire Water Comn	nems.				

Utilities

G	as	5
-		-

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _**Traveller Site Assessment**

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion: Not assessed

13

Employment Conclusion:

Not assessed

Site Ref: 1019

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

Northing:	437304	Are	ea sq m:	1	9762.89	Ward	Chapel A	Allertor
Easting:	431129	Are	ea Ha:	1	.976289	HMCA:		North
Site Char	acterist	ics						
Land Use								
Existing Use 1	:	Recreation	& Leisure - Al	lotment and	d city farm			
Existing Use 2	2:	Recreation	& Leisure -Ou	itdoor amer	nity & oper	space		
Existing Use 3	3:							
Neighbouring	Use 1	Residentia	I - Dwellings					
Neighbouring	Use 2:	Recreation	& Leisure -Ou	itdoor amer	nity & oper	i space		
Neighbouring	Use 3:	Forestry - I	Jnmanaged Fo	orest				
Other uses:								
Site State:		Greenfield						
Site Detail								
Topography:		5	Bloping		Bound	aries:	Poorly defined	
Natural Lands	cape:	S	Significant Tree	Cover	Road I	Frontage		
Distance to Ra	ail Station (m	etres): 3	866.08		Distan	ce to bus stop (metres)	227.81	
Nearest Railw	ay Station	E	Burley Park		Bus St	op ID	2289	
SFRA Flood Z	ione:			1.00	Within	300m of retail centre bo	oundary:	
Environment A	Agency Flood	d Zone:		0.00	Agricu	Itural Land Class:		
Health and Safety Executive Hazard:				No	Strate	gic Employment Buffer:		0.00
Health and Safety Executive Gas Pipeline:			No	Conse	rvation Areas		Yes	
Ancient Monument/Battlefield(%):			0.00	Listed	Buildings:		No	
Public Rights	of Way:			No				

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	26.22
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	24.99	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

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

Planning History

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

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

Green Belt assessm	ent - only completed where site is within Green Be	t
Would development of the site	nstitute ribbon development?	
•	lead to physical connection of settlements? rovide a good existing barrier/boundary to contain	
Does the site provide access to Does the site include local or n	undary between the site and the existing urban area? o the countryside? national conservation designated areas? woodlands, trees, hedgerows that are protected, or dge cover? 2, or 3a agricultural land? e? Are these in agricultural use?	
Greenbelt Assessment Conc		
Conformity with Co Main Urban Area Major Settlement Smaller Settlement Villages/Rural	Main Urban Area Extension Brownfield Major Settlement Extension Greenfield Smaller Settlement Extension Mixed Village/Rural Extension village/Rural Extension	
Regeneration Priority Area: Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley:0.00 West Leeds Gateway:	0.00

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

East Leeds

	Short term (0-5yrs)	Suitability:	LDF to determine	Achievability: Long	term (11+ years)
Summar	y of Infrastruct	ure provide	r comments and	l other planning r	equirements
	ty Council Highway	ys inc Metro			
	lity comment				Rank (1-5
Poor acces	is to public transport. C	Jood access to h	lealth services and prim	nary / secondary education	^{n.} 2
Access Co	omments				Rank (1-5
Visibility sł	hould be achievable w	ithin site frontage	e of Gledhow Lane.		5
Local netv	work comment				Rank (1-5
Spare cap	acity				5
Mitigation	measure				Total sco
					12
Support?		Need to comb	ine with other sites:	Suitability for pa	artial development:
yes Highways n/a	s Agency				
Network I	<u>Rail :</u>				
Biodivers	<u>sity</u>				
West Yorks Supported wildlife corr	sity shire Ecology and LC with mitigation to prote idor of Gledhow Valley rees alongside Gledho	ect and enhance y Wood LNA i.e.	the wooded retain the	dary Amendment	
West Yorks Supported wildlife corr scrub and t	shire Ecology and LC with mitigation to prote idor of Gledhow Valley rees alongside Gledho	ect and enhance y Wood LNA i.e.	the wooded retain the	dary Amendment	
Supported wildlife corr	shire Ecology and LC with mitigation to prote idor of Gledhow Valley rees alongside Gledho gland:	ect and enhance y Wood LNA i.e.	the wooded retain the	dary Amendment	
West Yorks Supported wildlife corr scrub and t Natural En Education	shire Ecology and LC with mitigation to prote idor of Gledhow Valley rees alongside Gledho gland:	ect and enhance y Wood LNA i.e.	the wooded retain the	dary Amendment	
West Yorks Supported wildlife corr scrub and t Natural En Education	shire Ecology and LC with mitigation to prote idor of Gledhow Valley rees alongside Gledho gland: <u>n</u>	ect and enhance y Wood LNA i.e. ow Valley Road v	the wooded retain the vithin this site.	dary Amendment	

Utilities

Gas:
Electric:
Telecom:
Fire and Rescue Services:
Built Heritage

Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed

30

Employment Conclusion: Not assessed

Site Details						
Northing:	434404	Area sq m:		9100.66	Ward	Kirkst
Easting:	427481	Area Ha:	0	.910066	HMCA:	No
Site Charac	teristics					
Land Use						
Existing Use 1:	Rec	reation & Leisure - Ir	ndoor sport f	acility		
Existing Use 2:	Oth	er				
Existing Use 3:						
Neighbouring Use	1 Indu	stry and business -	Storage			
Neighbouring Use	2: Utili	2: Utilities & Infrastructure - Refuse disposal				
Neighbouring Use	3: Oth	er				
Other uses:	Nigł	nt club / cinema				
Site State:	Brow	wnfield				
Site Detail						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landscape	e:	No Tree Cover		Road	Frontage	
Distance to Rail S	tation (metres	s): 879.83		Distan	ce to bus stop (metres)	167.37
Nearest Railway S	station	Burley Park		Bus S	top ID	9463
SFRA Flood Zone	:		1.00	Within	300m of retail centre bo	undary:
Environment Ager	ncy Flood Zor	ie:	1.00	Agricu	Itural Land Class:	
Health and Safety	Executive Ha	azard:	No	Strate	gic Employment Buffer:	0.
Health and Safety	Executive Ga	as Pipeline:	No	Conse	ervation Areas	I
Ancient Monumen	t/Battlefield(%	6):	0.00	Listed	Buildings:	I
Public Rights of W	/ay:		No			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

Yes

Planning History

ranning Histor	l y				
Planning App No.	Proposal	Received	Decision	Status	Site %
H26/373/75/	Outline application to erect e xtension to form enlargedwareh ouse with ancillary offices.	01/05/1975	09/06/1977	A	50.81
H26/458/84/	One internally illuminated ind ividual letter sign, size4.71m x 1.55m height above ground 1 1.85m (underside), to offices	21/12/1984	28/01/1985	A	29.61
H26/393/74/	Laying out with drainage, of n ew access and service roads to proposed industrial estate .	31/07/1974	10/02/1975	A	20.03
12/00207/FU	Demolition of existing premises and erect a retail food store, with associated car parking and landscaping	18/01/2012	27/06/2012	A	49.31
0-24/8/99/MOD	New build health & leisure unit (shell) to leisure park	17/02/1999	19/03/1999	M01	29.62
0-24/24/99/MOD	Leisure development, car parking, landscaping and new access road	12/05/1999	10/06/1999	M01	29.62
0-24/38/96/MOD	Amendment to previous for leisure complex with bingo hall cinema restaurants public house and car parking	04/10/1996	06/03/1997	M01	25.12
H26/368/88/	Outline application to layout access roads and erect residential development, industrial development, shopping,	01/08/1988	01/08/1988	0	100.00
24/266/98/SI	2 internally illuminated signs to nightclub	03/08/1998	12/01/1999	А	29.62
H26/70/87/	Alterations and addition of st eel fire escape stair case, to rear of factory.	24/02/1987	27/04/1987	А	29.77
0-24/6/97/MOD	Amendment to previous approval for leisure complex with bingo hall, cinema, restaurants, public house and car parking	04/02/1997	06/03/1997	M01	25.12
H26/147/84/	Laying out of access and erect ion of steel fabri cation workshop with offices, toilets and mess room, to s	03/04/1984	22/05/1984	A	21.13
99-24/7/93/FU	Change of use of factory to vehicle repairs and maintenance	08/03/1993	18/05/1993	А	21.06
H26/840/75/	Alterations and extension, to form enlarged warehouse with enlarged 2 storey offices, inc luding drivers mess and rest r	07/10/1975	01/12/1975	A	50.81
0-24/22/96/MOD	Outline application to layout access and erect retail and leisure development with foot bridge over river aire.	26/07/1996	29/08/1996	M01	25.12
H26/215/88/	Detached water storage tank to works.	10/05/1988	04/07/1988	А	29.41
PREAPP/08/00346		25/09/2008	25/08/2009	PRENOT	29.62
0-24/41/98/MOD	Leisure complex with cinema restaurants bingo hall health club and public houswe with car parking	28/07/1998	05/10/1998	M01	25.12
99-24/23/94/FU	Change of use of factory to vehicle repairs and maintenance	03/08/1994	02/10/1995	W	21.06

Site Ref: 1026

Site Name: Cardigan Fields, Kirkstall Road

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

Green Belt assessment - only completed where site is within Green Belt					
Check the unrestricted sprawl of large Would development lead to/constitute ribb Would development result in isolated development result in isolated development Is the site well connected to built up area Would development of the site effectively Do natural/physical features provide a goo area and undeveloped land? <u>Overall sprawl conclusion:</u>	oon development? elopment? (2+ boundaries with existing built up area)? "round off" the settlement pattern?:				
Prevent neighbouring towns from merge Would development of the site lead to phy Do natural/physical features provide a go development? Overall Coalescence Conclusion:	vsical connection of settlements?				
Assist in safeguarding countryside from Is there a strong defensible boundary bett Does the site provide access to the count Does the site include local or national cor Does the site include areas of woodlands significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a ag Does the site contain buildings? Overall countryside Encroachment Conclu	ween the site and the existing urban area? ryside? servation designated areas? , trees, hedgerows that are protected, or ricultural land? Are these in agricultural use?				
Preserve the setting and special characteristic structure is the site within or adjacent to a conservation feature? If yes, could development preserve this classical character Preservation Conclusion	ation area, listed building or other historical haracter?:				
Greenbelt Assessment Conclusion:					
Conformity with Core Stra Main Urban Area Major Settlement Smaller Settlement Villages/Rural Development Regeneration Priority Area:	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension	Brownfield Greenfield Mixed			
Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 vav: 0.00			

East Leeds

vailability: Short term (0-	5yrs) Suitabi	lity: LDF to determine	Achievability: Mediu	m term (6-10 years)
ummary of Infrasti	ructure prov	vider comments and	other planning re	quirements
eeds City Council Hig	hways inc Met	tro		
Accessibility comment	av standarda ma	t for schools/health/local serv	icco and rail	Rank (1-5
	egy standards me	t for schools/health/local serv		5
Access Comments				Rank (1-5
Adequate frontage.				5
Local network comment				Rank (1-5
Local congestion issues.				3
Mitigation measure				Total sco
Unknown at this stage.				13
Support?	Need to c	ombine with other sites:	Suitability for par	tial development:
yes	no		yes	
lighways Agency				
√a ∖etwork Rail :				
Biodiversity				
Vest Yorkshire Ecology a	nd LCC Ecology	Officer: Bound	dary Amendment	
Supported				
latural England:				
ducation				
Drainage/Water/Floodir	ng			
Environment Agency Com		Environmen	t Agency Constraints:	
orkshire Water Commen	ts:	Yorkshire W	ater Waste Water Treatm	ent Works Comme

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Half of	the site is	covered by a	a recent p	blanning	approval for a	n Aldi su	permarket. A	diacent to waste	transfer station.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Green

33

Employment Conclusion: Green

Site Detai	ls					
Northing:	439042	Area sq m:	4	6987.36	Ward	Adel and Wharfedale
Easting:	427086	Area Ha:	4	.698736	HMCA:	North
Site Chara	acteristics					
Land Use						
Existing Use 1:	Commu	nity Services				
Existing Use 2:						
Existing Use 3:						
Neighbouring L	Jse 1 Resider	ntial - Dwellings				
Neighbouring L	Jse 2: Recreat	ion & Leisure - C	Outdoor ame	enity & ope	n space	
Neighbouring L	Jse 3:					
Other uses:						
Site State:	Brownfi	eld				
Site Detail						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landso	cape:	Limited Tree C	Cover	Road	Frontage	\checkmark
Distance to Ra	il Station (metres):	2666.67		Distan	ce to bus stop (metres)	205.27
Nearest Railwa	ay Station	Horsforth		Bus S	top ID	5222
SFRA Flood Zo	one:		0.00	Within	300m of retail centre bo	undary:
Environment A	gency Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Saf	ety Executive Hazar	d:	No	Strate	gic Employment Buffer:	0.00
Health and Saf	ety Executive Gas F	Pipeline:	No	Conse	ervation Areas	No
Ancient Monum	nent/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights o	of Way:		No			
Other commen	ts/observations on s	ite characteristic	s:			

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

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

	, ,				
Planning App No.	Proposal	Received	Decision	Status	Site %
H26/482/76/	Temporary, until 1990, prefabr icated office units to offic e premises.	28/05/1976	16/08/1976	A	92.43
26/22/05/FU	Replacement 1.5m high boundary fence to otley road boundary of offices	06/01/2005	03/03/2005	A	93.05
H26/35/88/	First floor prefabricated offi ce unit with 2 staircasesto of fice. (this item	27/01/1988	15/02/1988	A	93.19
H26/1165/78/	Alterations, to form new pipe work, to roof of gover nment offices.	15/12/1978	12/01/1979	W	92.43
H26/399/84/	Outline application to demolis h existing office build ings and erect offices, with c ar parking and landscapin	18/10/1984	07/01/1985	A	93.05
26/246/97/FU	Alterations and new path and replacment windows to 2 office units and new canopy to 1 office unit	15/07/1997	02/09/1997	A	92.41
26/162/93/FU	Refurbishment of 2 storey prefabricated office unit	02/06/1993	26/07/1993	A	93.61
H26/292/75/	Alterations and extension, to form additional offices and s oil loading bay, to goverment building.	08/04/1975	12/05/1975	A	92.43
H26/512/76/	Alterations, to form fume cupb oards and ventilation syste m, to laboratory premises.	08/06/1976	26/07/1976	A	92.43
H26/332/78/	Laying out of enlarged car par k, for 18 cars, to offic es. (this item appears for inf ormation only, bein	12/04/1978	08/05/1978	A	92.43
H26/56/89/	Alterations to offices to form computer suite and alter ations to garage and office to form office, to offices.	03/02/1989	03/04/1989	A	92.98
H26/19/88/	Alterations and extensions, to form staff library and cloak room, to office. (this item	18/01/1988	15/02/1988	A	93.34

Green Belt assessment - c	only completed where site is v	within Green Be	elt
Would development of the site effectively	bon development? relopment? (2+ boundaries with existing built up area)?		
Prevent neighbouring towns from mer Would development of the site lead to ph Do natural/physical features provide a go development? <u>Overall Coalescence Conclusion:</u>	vsical connection of settlements?		
Assist in safeguarding countryside from Is there a strong defensible boundary beto Does the site provide access to the count Does the site include local or national co Does the site include areas of woodlands significant unprotected tree/hedge cover/ Does the site include grade 1, 2, or 3a ag Does the site contain buildings? <u>Overall countryside Encroachment Conce</u>	tween the site and the existing urban area? tryside? nservation designated areas? s, trees, hedgerows that are protected, or pricultural land? Are these in agricultural use?		
Preserve the setting and special chara		_	
feature?	ation area, listed building or other historical		
If yes, could development preserve this c Overall Character Preservation Conclusion			
Greenbelt Assessment Conclusion:			
Conformity with Core Str	ategy		
Main Urban Area Major Settlement Smaller Settlement Villages/Rural Development	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension Invelated to existing development	Brownfield Greenfield Mixed	
Regeneration Priority Area:	—		
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:	0.00

East Leeds

	5yrs) Suitability:	LDF to determine	Achievability: Short term	(0-5yrs)
Summary of Infrast	ructure provide	r comments and of	ther planning requi	rements
Leeds City Council Hig	<u>Ihways inc Metro</u>			Deuts (4.5
Accessibility comment	av standards met for s	chools/health/local services	s but not for rail service	Rank (1-5
	yy standards met for s		s but not for fair service.	5
Access Comments				Rank (1-5
Mitigation works would be crossings on Otley Road.	required including traffi	ic calming on Adel Lane and	d possible pedestrian	4
Local network comment				Rank (1-5
Local congestion issues.				3
				U
Mitigation measure				Total sco
Unknown at this stage				12
Support?	Need to combi	ne with other sites:	Suitability for partial o	levelopment:
Yes with mitigation	No		Yes	
Highways Agency				
n/a				
Network Rail :				
Biodiversity				
-	nd LCC Ecology Offic	er: Boundary	/ Amendment	
Biodiversity West Yorkshire Ecology a Supported	nd LCC Ecology Offic	er: Boundary	/ Amendment	
West Yorkshire Ecology a	nd LCC Ecology Offic	er: Boundary	/ Amendment	
West Yorkshire Ecology a Supported	nd LCC Ecology Offic	er: Boundary	/ Amendment	
West Yorkshire Ecology a Supported Natural England: Education		er: Boundary	/ Amendment	
West Yorkshire Ecology a Supported Natural England: Education Drainage/Water/Floodin	ng			
West Yorkshire Ecology a Supported Natural England: Education	ng		/ Amendment	
West Yorkshire Ecology a Supported Natural England: Education Drainage/Water/Floodin	ng ments:	Environment Ag		Vorks Comme

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

Could site be effectively	Yes	No	Maybe
managed	(Text)		
0			
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
		1	
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)		

Gypsy _Traveller Site Assessment

Could site be effectively managed	Yes (Text)	No	Maybe
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)	·	
5770-00			
Experience of provious	Yes	No	Unknown
Experience of previous		INU	UNKNOWN
encampments	(Text)		

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

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

Residential Conclusion: Green Retail Conclusion: Green Employment Conclusion: Green

Site Ref:	1062	Site Name:	The fo Horsf		vaste water treatr	nent work,
Site Deta	ils					
Northing:	436969	Area sq m:	3	30890.05	Ward	Horsforth
Easting:	424432	Area Ha:	3	3.089005	HMCA:	North
Site Char	acteristics					
Land Use						
Existing Use 1	: Vacant	and derelict - Vaca	ant land			
Existing Use 2	2					
Existing Use 3	5:					
Neighbouring	Use 1 Reside	ntial - Dwellings				
Neighbouring	Use 2: Forestr	y - Unmanaged Fo	orest			
Neighbouring	Use 3:					
Other uses:						
Site State:	Greenf	eld				
Site Detail						
Topography:		Sloping		Bound	laries:	Existing well defined
Natural Lands	cape:	Significant Tree Cover		Road	Frontage	\checkmark
Distance to Ra	ail Station (metres):	2170.84		Distan	ce to bus stop (metres)	118.91
Nearest Railwa	ay Station	Horsforth		Bus S	top ID	12448
SFRA Flood Z	one:		1.00	Within	300m of retail centre bo	oundary:
Environment A	Agency Flood Zone:		1.00	Agricu	Itural Land Class:	
Health and Sa	fety Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.00
Health and Sa	fety Executive Gas I	Pipeline:	No	Conservation Areas		Yes
Ancient Monur	ment/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights	of Way:		No			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 1062

Site Name: The former waste water treatment work, Horsforth

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

Site Name: The former waste water treatment work, Horsforth

Green Belt assessment - only	y completed where site is v	within Green Be	əlt
Check the unrestricted sprawl of large bui	It up areas		
Would development lead to/constitute ribbon	development?		
Would development result in isolated develop	oment?		
Is the site well connected to built up area (2+	boundaries with existing built up area)?	\checkmark	
Would development of the site effectively "root	und off" the settlement pattern?:	No	
Do natural/physical features provide a good e area and undeveloped land?	existing barrier between existing urban		
Overall sprawl conclusion:			
Low potential to lead to unrestricted sprawl			
Prevent neighbouring towns from merging	3		
Would development of the site lead to physic	al connection of settlements?		
Do natural/physical features provide a good e development?	existing barrier/boundary to contain		
Overall Coalescence Conclusion:			
No merging of settlements			
Assist in safeguarding countryside from e	ncroachment		
Is there a strong defensible boundary betwee	en the site and the existing urban area?		
Does the site provide access to the countrysi	•		
Does the site include local or national conser			
Does the site include areas of woodlands, tre significant unprotected tree/hedge cover?	U		
Does the site include grade 1, 2, or 3a agricu	Itural land?		
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Conclusion	<u>n</u>		
The site does not perform an important role in	n safeguarding the countryside from encroa	achment	
Preserve the setting and special character	r of historic towns		
Is the site within or adjacent to a conservation feature?	n area, listed building or other historical		
If yes, could development preserve this chara	acter?:		
Overall Character Preservation Conclusion:			
Development of the site would have no effect	on the setting and special character of his	toric features	
Greenbelt Assessment Conclusion:			
Relates well to urban area. Contained site re	ducing potential for further sprawl.		
Conformity with Core Strate	gy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		
Development unre	elated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	/ay:	0.00

Site Name: The former waste water treatment work, Horsforth

East Leeds

HLAA Conclusions	5			
Availability: Short term (0-5yr		LDF to determine	Achievability: Lo	ong term (11+ years)
Summary of Infrastru	cture provide	er comments an	d other planning	requirements
Leeds City Council High	ways inc Metro			
Accessibility comment	vays me metro			Rank (1-5)
Public transport Core Strategy 800m mark for Horsforth New		ools/health but not for f	rom rail service, just ou	1 1
Access Comments				Rank (1-5)
Stone walls and trees across possible for access and difficu		o be removed for visibil	lity, only one location	2
Local network comment				Rank (1-5)
Local congestion issues.				3
Mitigation measure				Total score
Unknown at this stage				9
Support?	Need to comb	ine with other sites:	Suitability for	partial development:
yes with mitigation	maybe		yes with mitiga	ation
Highways Agency				
n/a <mark>Network Rail :</mark>				
<u>Biodiversity</u>				
West Yorkshire Ecology and			ndary Amendment	
Not supported (RED). No site- of valuable habitats including s connect Hawksworth Wood LN immediately adjacent to the Ri Outwood LNA woodland area corridor function.	scrub and young wo NA to the River Aire iver Aire and Cow B	bodland that . The location Beck and e wildlife and s	ing RM/1062. Mitigation re impacts on wildlife co	tantially amended as per will still be required to rridor function are netres buffer along south nted with native shrubs
Natural England:				
Education				
Drainage/Water/Flooding Environment Agency Comm	-	Environme	nt Agency Constraints	::
Yorkshire Water Comments:		Yorkshire	Water Waste Water Tre	eatment Works Comme

LCC Flood Risk Management:

|--|

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Retail Conclusion: Not assessed

53

Employment Conclusion: Not assessed

Amber

assessments will be added to over time and some sections may be incomplete at present. Where we have

Site Details	5					
Northing:	439958	Area sq m:	33	2600.80	Ward	Adel and Wharfedale
Easting:	427687	Area Ha:	:	3.26008	HMCA:	North
Site Chara	cteristics					
Land Use						
Existing Use 1:	Agri	culture				
Existing Use 2:						
Existing Use 3:						
Neighbouring Us	e 1 Agri	culture				
Neighbouring Us	e 2: Rec	reation & Leisure -	- Outdoor spor	t facility		
Neighbouring Us	e 3: Res	idential - Dwellings	S			
Other uses:						
Site State:	Gre	enfield				
<u>Site Detail</u>						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landscap	be:	Limited Tree	Cover	Road	Frontage	\checkmark
Distance to Rail	Station (metres	s): 3367.04		Distan	ice to bus stop (metres)	281.97
Nearest Railway	Station	Horsforth		Bus S	top ID	4384
SFRA Flood Zon	e:		0.00	Within	300m of retail centre bo	undary:
Environment Age	ency Flood Zor	ne:	0.00	Agricu	Iltural Land Class:	
Health and Safet	y Executive Ha	azard:	No	Strate	gic Employment Buffer:	0.00
Health and Safet	y Executive Ga	as Pipeline:	No	Conse	ervation Areas	Yes
Ancient Monume	nt/Battlefield(%	6):	0.00	Listed	Buildings:	No
Public Rights of	Nay:		No			

Other comments/observations on site characteristics:

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

UDP Designation

Greenbelt - N32 (%):	99.94	Urban Green Corridor - N8 (%):	99.94
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History						
Planning App No.	Proposal	Received	Decision	Status	Site %	
H26/145/87/	Change of use involving altera tions including new stair case of dwelling house to 2, t hree bedroom, dwelling h	10/04/1987	27/07/1987	A	99.38	

Green Belt assess	ment - only con	npleted w	here site is	within G	reen Be	lt
Check the unrestricted spr	awl of large built up ar	eas				
Would development lead to/	constitute ribbon develop	ment?				
Would development result in	isolated development?					
Is the site well connected to	built up area (2+ bounda	ries with existir	ng built up area)?	\checkmark		
Would development of the si	te effectively "round off"	the settlement	pattern?:	Partial		
Do natural/physical features area and undeveloped land?		oarrier betweer	n existing urban			
Overall sprawl conclusion:						
_ow potential to lead to unre	stricted sprawl					
Prevent neighbouring tow	ns from merging					
Would development of the s	ite lead to physical conne	ection of settler	nents?			
Do natural/physical features development?	provide a good existing l	barrier/bounda	ry to contain			
Overall Coalescence Conclu	ision:					
No merging of settlements						
Assist in safeguarding cou	Intryside from encroac	hment				
Is there a strong defensible	boundary between the si	te and the exis	ting urban area?			
Does the site provide access	s to the countryside?					
Does the site include local o	r national conservation d	esignated area	is?			
Does the site include areas significant unprotected tree/l		gerows that are	e protected, or			
Does the site include grade	1, 2, or 3a agricultural lar	nd?				
Does the site contain buildin	igs?	Are these	in agricultural use?			
Overall countryside Encroac	hment Conclusion					
The site does not perform ar	n important role in safegu	arding the cou	ntryside from encro	achment		
Preserve the setting and s	pecial character of hist	oric towns				
Is the site within or adjacent feature?	to a conservation area, I	isted building c	or other historical	\checkmark		
If yes, could development pr	eserve this character?:					
Overall Character Preservat	ion Conclusion:					
Development of the site wou	Id have marginal effect c	on the setting &	special character of	of historic feat	ures, which	с
Greenbelt Assessment Co	nclusion:					
Well contained site limiting p	otential for sprawl. Links	well to settlem	ent. Overlaps cons	ervation area.		
Conformity with (Core Strategy					
Main Urban Area	Main	Urban Area Ex	tension	В	rownfield	
Major Settlement	Major	Settlement Ex	tension	G	reenfield	
Smaller Settlement	Small	er Settlement I	Extension	М	lixed	
Villages/Rural	Villag	e/Rural Extens	ion			
C	Development unrelated to	existing devel	opment			
Regeneration Priority Are	<u>a:</u>					
Inner South Leeds:		0.00	Aire Valley:			0.0
Leeds Bradford Corridor:		0.00	West Leeds Gate	way:		0.0

East Leeds

vailability: Short term (0-5yrs) Suitability: LDF to dete	rmine Achievability: Long term (11+ years)
ummary of Infrastructure provider comme	nts and other planning requirements
eeds City Council Highways inc Metro	
Accessibility comment	Rank (1
Public transport Core Strategy Standards not met, apart from a	ccess to schools.
Access Comments	Rank (1
Access only possible off Long Causeway midway between Sir Causeway, will require widening of Long Causeway to provide require removal of stone. wall and trees over full site frontage.	
Local network comment	Rank (1
Local congestion issues.	3
Mitigation measure	Total sc
Unknown at this stage	7
Support? Need to combine with othe	er sites: Suitability for partial development:
yes with mitigation no	no
yes with mitigation	no
	no
lighways Agency	no
<mark>lighways Agency</mark> /a	no
Highways Agency Ma Network Rail :	no
Highways Agency Ma Network Rail : Biodiversity	Boundary Amendment
yes with mitigation no Highways Agency h/a Na Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation to protect and enhance wildlife corridor function across the site - open-grown trees and nedgerows of particular importance. Bats to consider.	
Highways Agency h/a Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation to protect and enhance wildlife corridor function across the site - open-grown trees and	Boundary Amendment
Highways Agency h/a Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation to protect and enhance wildlife corridor function across the site - open-grown trees and hedgerows of particular importance. Bats to consider.	Boundary Amendment
Highways Agency J/a Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation to protect and enhance wildlife corridor function across the site - open-grown trees and hedgerows of particular importance. Bats to consider. Natural England: Education	Boundary Amendment
Highways Agency J/a Network Rail : Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation to protect and enhance wildlife sorridor function across the site - open-grown trees and nedgerows of particular importance. Bats to consider. Natural England: Education Drainage/Water/Flooding	Boundary Amendment
Highways Agency J/a Network Rail : Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation to protect and enhance wildlife sorridor function across the site - open-grown trees and nedgerows of particular importance. Bats to consider. Natural England: Education Drainage/Water/Flooding	Boundary Amendment
Highways Agency Ja Ja Network Rail : Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation to protect and enhance wildlife corridor function across the site - open-grown trees and nedgerows of particular importance. Bats to consider. Jatural England: Education Orainage/Water/Flooding Environment Agency Comments:	Boundary Amendment
Highways Agency /a Jetwork Rail : Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation to protect and enhance wildlife orridor function across the site - open-grown trees and edgerows of particular importance. Bats to consider. Iatural England: Education Drainage/Water/Flooding Environment Agency Comments:	Boundary Amendment

Gas: Electric: Telecom: Fire and Rescue Services: <u>Built Heritage</u> Leeds City Council:

West Yorkshire Archaeology Service: English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

86

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed Employment Conclusion: Not assessed

Site Details	S					
Northing:	435886	Area sq m:	2	23468.46	Ward	Headingle
Easting:	428206	Area Ha:	2	2.346846	HMCA:	Nort
Site Chara	cteristics					
Land Use						
Existing Use 1:	Agrico	ulture				
Existing Use 2:						
Existing Use 3:						
Neighbouring Us	se 1 Resid	ential - Dwellings				
Neighbouring Us	se 2: Comr	nunity Services - P	laces of wo	rhsip		
Neighbouring Us	se 3:					
Other uses:						
Site State:	Greer	nfield				
Site Detail						
Topography:		Sloping		Bound	aries:	Partially well-defined
Natural Landsca	pe:	Limited Tree C	over	Road I	Frontage	\checkmark
Distance to Rail	Station (metres)	772.10		Distan	ce to bus stop (metres)	105.15
Nearest Railway	Station	Burley Park		Bus St	top ID	14221
SFRA Flood Zon	ne:		0.00	Within	300m of retail centre bo	undary:
Environment Age	ency Flood Zone	:	0.00	Agricu	Itural Land Class:	
Health and Safe	ty Executive Haz	ard:	No	Strate	gic Employment Buffer:	0.0
Health and Safe	ty Executive Gas	Pipeline:	No	Conse	rvation Areas	Ye
Ancient Monume	ent/Battlefield(%)	:	0.00	Listed	Buildings:	N
Public Rights of	Way:		No			
Other comments	observations or	site characteristic	s:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

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

Green Belt assessment - or	nly completed where site is v	within Green Belt
Check the unrestricted sprawl of large l	puilt up areas	
Would development lead to/constitute ribb	on development?	
Would development result in isolated deve	lopment?	
Is the site well connected to built up area (2+ boundaries with existing built up area)?	
Would development of the site effectively	round off" the settlement pattern?:	
Do natural/physical features provide a goo area and undeveloped land?	d existing barrier between existing urban	
Overall sprawl conclusion:		
Prevent neighbouring towns from merg	ing	
Would development of the site lead to phy	sical connection of settlements?	
Do natural/physical features provide a goo development?		
Overall Coalescence Conclusion:		
Assist in safeguarding countryside fror	n encroachment	
Is there a strong defensible boundary betv	veen the site and the existing urban area?	
Does the site provide access to the countr	•	
Does the site include local or national con		
Does the site include areas of woodlands, significant unprotected tree/hedge cover?	•	
Does the site include grade 1, 2, or 3a agr	icultural land?	
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Conclu	sion	
Preserve the setting and special charac	ter of historic towns	
Is the site within or adjacent to a conserva feature?	tion area, listed building or other historical	
If yes, could development preserve this ch	aracter?:	
Overall Character Preservation Conclusion	n:	
	_	
Greenbelt Assessment Conclusion:		
Conformity with Core Stra	tegy	
Main Urban Area	Main Urban Area Extension	Brownfield
Major Settlement	Major Settlement Extension	Greenfield
Smaller Settlement	Smaller Settlement Extension	Mixed
Villages/Rural	Village/Rural Extension	
	nrelated to existing development	
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley:	0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	vay: 0.00

East Leeds

Availability: Short term	n (0-5yrs)	Suitability:	LDF to determine	Achievability: Medium te	rm (6-10 years)
Summary of Infra	astructu	ure provide	er comments and	other planning requi	irements
Leeds City Council	Highway	vs inc Metro			
Accessibility commen	it				Rank (1-5)
Public transport Core S	trategy sta	ndards met for	schools/health/local servio	ces and rail.	5
Access Comments					Rank (1-5
New Generation Trans would be problematic f			very little developable land port.	, access to development	2
Local network comm	ent				Rank (1-5
Local congestion issue	s.				3
Mitigation measure					Total sco
					10
Support?		Need to comb	bine with other sites:	Suitability for partial	development:
20					
no		no		no	
		no		no	
Highways Agency		no		no	
Highways Agency n/a Network Rail :		no		no	
<mark>Highways Agency</mark> n/a Network Rail :		no		no	
Highways Agency n/a Network Rail : Biodiversity			ioon Bound		
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog Supported with mitigatic corridor function across	on to prote the site - p	C Ecology Off ct and enhance protecting existi	wildlife	ary Amendment	
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog Supported with mitigatio	on to prote the site - p	C Ecology Off ct and enhance protecting existi	wildlife		
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog Supported with mitigatio corridor function across cover. Bats and Badger Natural England:	on to prote the site - p	C Ecology Off ct and enhance protecting existi	wildlife		
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolo Supported with mitigatio corridor function across cover. Bats and Badger	on to prote the site - p	C Ecology Off ct and enhance protecting existi	wildlife		
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog Supported with mitigatio corridor function across cover. Bats and Badger Natural England:	on to prote the site - i 's to consid	C Ecology Off ct and enhance protecting existi	wildlife		
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog Supported with mitigatio corridor function across cover. Bats and Badger Natural England: Education	on to prote the site - p s to consid	C Ecology Off ct and enhance protecting existi der.	e wildlife ing woodland		
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog Supported with mitigatio corridor function across cover. Bats and Badger Natural England: Education	on to prote the site - p s to consid	C Ecology Off ct and enhance protecting existi der.	e wildlife ing woodland	ary Amendment	
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog Supported with mitigatio corridor function across cover. Bats and Badger Natural England: Education	on to prote the site - p s to consid oding Comments	C Ecology Off ct and enhance protecting existi der.	e wildlife ing woodland Environment	ary Amendment	Works Comme

Utilities

Gas: Electric: Telecom: Fire and Rescue Services: <u>Built Heritage</u> Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

	No	Maybe
(Text)		
Yes	No	Maybe
(Text)		
Yes	No	
(Text)		
Yes	No	Unknown
(Text)		
Y () ()	Yes Text) Yes Yes	Yes No Text) Yes No Yes No

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

36

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion: Not assessed Employment Conclusion: Not assessed Site Ref: 1138

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

Site Details	S						
Northing:	437495	Area sq m:		29484.67	Ward	Rour	ndhay
Easting:	434023	Area Ha:		2.948467	HMCA:		North
Site Chara	cteristics						
Land Use							
Existing Use 1:	Agricult	ure					
Existing Use 2:	Office						
Existing Use 3:							
Neighbouring Us	e 1 Agricult	ure					
Neighbouring Us	e 2: Office						
Neighbouring Us	se 3:						
Other uses:							
Site State:	Greenfi	eld					
Site Detail							
Topography:		Flat		Bound	laries:	Existing well defin	ed
Natural Landsca	pe:	Significant Tree	e Cover	Road	Frontage	\checkmark	
Distance to Rail	Station (metres):	3795.98		Distan	ce to bus stop (metres)	413.33	
Nearest Railway	Station	Cross Gates		Bus S	top ID	7537	
SFRA Flood Zon	ie:		0.00	Within	300m of retail centre bo	undary:	
Environment Age	ency Flood Zone:		0.00	Agricu	Itural Land Class:		
Health and Safet	ty Executive Haza	·d:	No	Strate	gic Employment Buffer:		0.00
Health and Safet	ty Executive Gas F	Pipeline:	No	Conse	ervation Areas		Yes
Ancient Monume	ent/Battlefield(%):		0.00	Listed	Buildings:		No
Public Rights of	Way:		No				
Other comments	observations on s	ite characteristics	S:				

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

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

Planning History

Planning App No.	Proposal	Received	Decision	Status	Site %
30/418/95/FU	Change of use and 2 storey extension to stable block of conference centre and stables to offices	07/12/1995	07/06/1996	А	99.87
0-30/55/98/MOD	New oofices in stable mews/court	02/11/1998	11/11/1998	M01	99.87
H30/12/74/	Outline application to redevel op former residential site as a medical centre providing 5 consulting/ examinatio	03/04/1974	10/06/1974	R	91.96
H30/696/74/	Outline application to erect a gricultural dwelling withcar-p ort to agicultural land.	28/10/1974	25/11/1974	A	16.91
30/49/94/FU	Change of use of conference centre to day school conference centre and banqueting centre	09/02/1994	06/10/1994	A	99.71
H30/614/77/	Change of use, involving alter ations to form toilets, kitch en, office & wardens flat, of detached house to residentia	15/07/1977	03/01/1978	А	91.96
30/246/97/LI	Demolition of outbuildings and erection of 2 detached 2 storey business units with glazed link	24/07/1997	24/10/1997	A	99.87
30/157/97/LI	Listed building application to externally illuminate offices car park and main access drive	28/05/1997	24/10/1997	A	99.87
H30/708/74/	Extension of permission for ch ange of use of dwelling house to childrens home, or elderly persons home or disabled p	30/10/1974	06/01/1975	W	91.96
H30/361/81/	Amendment of previous applicat ion involving deletion of co ndition, to conference centre. (previous applicatio	31/03/1981	08/06/1981	А	91.85
30/394/97/LI	Listed building application to carry out alterations to offices	08/12/1997	22/01/1998	А	99.71
30/249/97/FU	2 detached 2 storey business units with glazed link and security cameras and lighting columns	16/07/1997	24/10/1997	A	99.87
H30/706/74/	Extension of permission for ch ange of use of dwelling house to residential or boarding sc hool, or a residentia	30/10/1974	06/01/1975	W	91.96
H30/710/74/	Extension of permission for ch ange of use of dwelling house to flats.(application no.occ 7 61, expire 14th february 1	30/10/1974	06/01/1975	W	91.96
H30/907/75/	Demolition of existing outbuil dings and alterations andpart two storey extension to form m edical centre, with 38 bedroom	23/09/1975	26/01/1976	A	91.96
0-30/46/96/MOD	Change of use and 2 storey extension to stable block of conference centre and stable to offices	05/11/1996	02/12/1996	M01	99.87

Site Ref: 1138

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

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

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

Green Belt assessment - o	nly completed where site is v	vithin Green Belt
Would development of the site effectively	oon development? elopment? (2+ boundaries with existing built up area)?	□ □ No ✔
Overall sprawl conclusion: Low potential to lead to unrestricted spraw	wl	
Prevent neighbouring towns from mer	ging	
Would development of the site lead to ph Do natural/physical features provide a go development?	•	
Overall Coalescence Conclusion: No merging of settlements		
Assist in safeguarding countryside fro	m encroachment	
Is there a strong defensible boundary bet Does the site provide access to the count Does the site include local or national con Does the site include areas of woodlands significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a ag	nservation designated areas? , trees, hedgerows that are protected, or	
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Concl	usion	
The site does not perform an important ro	ble in safeguarding the countryside from encroa	chment
Preserve the setting and special chara	cter of historic towns	_
Is the site within or adjacent to a conserv feature?	ation area, listed building or other historical	
If yes, could development preserve this c	haracter?:	
Overall Character Preservation Conclusion	on:	
Development of the site would have a sig	nificant effect on the setting and special charac	cter of historic features
Greenbelt Assessment Conclusion:		
TPOs and Listed Building need to be con well to urban area. Well contained by tree	sidered, development would effect character of es reducing potential for sprawl.	area. Site doesn't relate
Conformity with Core Stra	ategy	
Main Urban Area	Main Urban Area Extension	Brownfield
Major Settlement	Major Settlement Extension	Greenfield
Smaller Settlement	Smaller Settlement Extension	Mixed
Villages/Rural	Village/Rural Extension	
	unrelated to existing development	
<u>Regeneration Priority Area:</u> Inner South Leeds:	0.00 Aire Valley:	0.00
Leeds Bradford Corridor:	0.00 Alle Valley. 0.00 West Leeds Gatew	
LECUS DIAUIUIU CUITUUI.		ay. 0.00

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

East Leeds

	m (0-5yrs)	Suitability:	LDF to determine	Achievab	ility: Long term	n (11+ years)
Summary of Infi	rastructu	re provide	er comments and	d other pla	anning requ	irements
Leeds City Counci		s inc Metro				
Accessibility comme					1	Rank (1-5
No accessible public t Lane.	ransport. Go	od access to p	primary education. No for	otway outside	site on Elmete	2
Access Comments						Rank (1-5
Elmete Lane has sub junction at Elmete La			n and no nearside footwa	ay. Substanda	d crossroads	2
Local network comm	nent					Rank (1-5
Local congestion issu	ies.					2
Mitigation measure						Total sco
Carriageway/footway	improvemen	ts to Elmete La	ane. Traffic signals at El	mete Lane/We	therby Road.	6
Support?		Need to comb	oine with other sites:	Suita	bility for partial	development:
no	3	yes		no		
n/a Network Rail :						
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolo Not supported (RED). woodlandand and othe valuable parkland hab	No designate er areas are s	ed sites but ha	alf of the site is	dary Amendr	nent	
n/a Network Rail : Biodiversity West Yorkshire Ecole Not supported (RED).	No designate er areas are s	ed sites but ha	alf of the site is	dary Amendr	nent	
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolo</u> Not supported (RED). woodlandand and othe valuable parkland hab	No designate er areas are s	ed sites but ha	alf of the site is	dary Amendr	nent	
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolo</u> Not supported (RED). woodlandand and othe valuable parkland hab <u>Natural England:</u> <u>Education</u> <u>Drainage/Water/Flo</u>	No designate er areas are s itat.	ed sites but ha semi-improved	If of the site is grassland and	-		
n/a Network Rail : Biodiversity West Yorkshire Ecole Not supported (RED). woodlandand and othe valuable parkland hab Natural England: Education	No designate er areas are s itat.	ed sites but ha semi-improved	If of the site is grassland and	dary Amendr		

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed

59

Employment Conclusion: Not assessed

Site Details						
Northing:	441049	Area sq m:		16278.09	Ward	Adel and Wharfedal
Easting:	424992	Area Ha:		1.627809	HMCA:	Nort
Site Charac	teristics					
Land Use						
Existing Use 1:	Agricul	ture				
Existing Use 2:						
Existing Use 3:						
Neighbouring Use	e 1 Agricul	ture				
Neighbouring Use	2: Reside	ntial - Dwellings				
Neighbouring Use	9 3:					
Other uses:						
Site State:	Greenf	eld				
Site Detail						
Topography:		Sloping		Bound	laries:	Partially well-defined
Natural Landscap	e:	Limited Tree	Cover	Road	Frontage	\checkmark
Distance to Rail S	tation (metres):	1993.18		Distar	ice to bus stop (metres)	365.93
Nearest Railway S	Station	Horsforth		Bus S	top ID	13896
SFRA Flood Zone	:		0.00	Within	300m of retail centre bo	oundary:
Environment Age	ncy Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety	Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.0
Health and Safety	Executive Gas I	Pipeline:	No	Conse	ervation Areas	N
Ancient Monumer	nt/Battlefield(%):		0.00	Listed	Buildings:	Ye
Public Rights of V	/ay:		Yes			
Other comments/	observations on s	site characteristi	cs:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.99	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

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

Green Belt assessment - o	nly completed where site is v	vithin Green Be	lt
Check the unrestricted sprawl of large	built up areas		
Would development lead to/constitute ribb	on development?		
Would development result in isolated deve	elopment?		
Is the site well connected to built up area ((2+ boundaries with existing built up area)?	\checkmark	
Would development of the site effectively	"round off" the settlement pattern?:	Partial	
Do natural/physical features provide a goo area and undeveloped land?	od existing barrier between existing urban		
Overall sprawl conclusion:			
High potential to lead to unrestricted spraw	wl		
Prevent neighbouring towns from merc	jing		
Would development of the site lead to phy	vsical connection of settlements?		
Do natural/physical features provide a good development?	od existing barrier/boundary to contain		
Overall Coalescence Conclusion:			
No merging but there is no defensible bou	indary		
Assist in safeguarding countryside fror	n encroachment		
Is there a strong defensible boundary betw	ween the site and the existing urban area?		
Does the site provide access to the count	ryside?	\checkmark	
Does the site include local or national con	servation designated areas?		
Does the site include areas of woodlands, significant unprotected tree/hedge cover?	trees, hedgerows that are protected, or		
Does the site include grade 1, 2, or 3a ag	ricultural land?	\checkmark	
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Conclu	usion		
The site performs an important role safegu	uarding countryside from encroachment		
Preserve the setting and special charac	cter of historic towns		
Is the site within or adjacent to a conserva feature?	ation area, listed building or other historical		
If yes, could development preserve this ch	naracter?:		
Overall Character Preservation Conclusio	<u>n:</u>		
Development of the site would have no eff	fect on the setting and special character of his	toric features	
Greenbelt Assessment Conclusion:			
Links well to settlement, however, no defe	ensible boundary to site which could create pre	cedent for further spraw	
Conformity with Core Stra	itegy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		
Development u	Inrelated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:	0.00

East Leeds

,	n (0-5yrs)	Suitability:	LDF to determine	Achievability: Long te	erm (11+ years)
Summary of Infra	astructu	re provide	er comments and	other planning rec	quirements
Leeds City Council		inc Metro			
Accessibility commen				ad baalth aan issa	Rank (1-5
Meets Core Strategy s	landards but	Iacks local fac	cilities, remote from rail a	nd nealth services.	4
Access Comments					Rank (1-5
Would require widenin	ig of Smithy	Lane along sit	e frontage with loss of he	dgerow.	2
Local network comm	ient				Rank (1-5
Local congestion issue	es.				3
Mitigation measure					Total sco
Unknown at this stage	·-				9
Support?		leed to comb	ine with other sites:	Suitability for part	ial development:
yes		10		yes with mitigation	
-				-	
Highways Agency					
Highways Agency n/a					
n/a					
n/a Network Rail :	gy and LCC	Ecology Offi	icer: Bound	ary Amendment	
n/a <mark>Network Rail :</mark> Biodiversity	gy and LCC	Ecology Offi	icer: Bound	lary Amendment	
n/a Network Rail : Biodiversity West Yorkshire Ecolo	bgy and LCC	Ecology Offi		lary Amendment	
n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecolo Supported Natural England:	ngy and LCC	Ecology Offi		ary Amendment	
n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecolo Supported	ogy and LCC	Ecology Offi		lary Amendment	
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolo</u> Supported <u>Natural England:</u> <u>Education</u> <u>Drainage/Water/Flo</u>	oding				
n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecolo Supported Natural England: <u>Education</u>	oding			lary Amendment	
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolo</u> Supported <u>Natural England:</u> <u>Education</u> <u>Drainage/Water/Flo</u> Environment Agency	oding Comments:		Environment	Agency Constraints:	
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolo</u> Supported <u>Natural England:</u> <u>Education</u> <u>Drainage/Water/Flo</u>	oding Comments:		Environment		ent Works Comme

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy_Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed

50

Employment Conclusion: Not assessed

Site Ref: 1170

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

Site Deta	ils						
Northing:	437166	Area sq m:	1	0232.66	Ward	Μ	oortown
Easting:	428192	Area Ha:	1	.023266	HMCA:		North
Site Char	acteristics						
Land Use							
Existing Use 1	l: Recr	eation & Leisure - C	outdoor spor	t facility			
Existing Use 2	2:						
Existing Use 3	3:						
Neighbouring	Use 1 Resi	dential - Dwellings					
Neighbouring Use 2: Recreation & Leisure - Allotment and city farm							
Neighbouring	Use 3:						
Other uses:							
Site State:	Gree	nfield					
Site Detail							
Topography:		Flat		Bound	laries:	Existing well de	fined
Natural Lands	cape:	Limited Tree C	over	Road	Frontage	\checkmark	
Distance to Ra	ail Station (metres): 1928.94		Distan	ice to bus stop (metres)	306.91	
Nearest Railw	ay Station	Headingley		Bus S	top ID	3901	
SFRA Flood Z	Cone:		1.00	Within	300m of retail centre bo	undary:	
Environment A	Agency Flood Zone	e:	1.00	Agricu	Agricultural Land Class:		
Health and Sa	fety Executive Ha	zard:	No	Strate	Strategic Employment Buffer:		0.00
Health and Sa	fety Executive Ga	s Pipeline:	No	Conse	Conservation Areas		Yes
Ancient Monu	ment/Battlefield(%):	0.00	Listed	Buildings:		Yes
Public Rights	of Way:		Yes				
Other commer	nts/observations o	n site characteristic	s:				

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	88.65		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

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

Planning History

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

Leeds Bradford Corridor:

0.00

Green Belt asses	ssment - only o	completed	where site is	within Gree	n Belt
Check the unrestricted s Would development lead Would development result Is the site well connected Would development of the	to/constitute ribbon dev t in isolated developme to built up area (2+ bo	velopment? ent? undaries with exis	• • •	☐ ☐ ✔ Partial	
Do natural/physical featurate area and undeveloped lar <u>Dverall sprawl conclusion</u> Low potential to lead to ur Prevent neighbouring to	es provide a good exis nd? <u>-</u> nrestricted sprawl				
Nould development of the Do natural/physical featur development? <u>Dverall Coalescence Con</u> No merging of settlements	res provide a good exis				
Assist in safeguarding of s there a strong defensib Does the site provide acc Does the site include loca Does the site include loca Does the site include area significant unprotected tree Does the site include grad Does the site contain build <u>Dverall countryside Encro</u> The site performs an import Preserve the setting and s the site within or adjace f yes, could development <u>Dverall Character Preserv</u> Development of the site w	le boundary between the ess to the countryside al or national conservate as of woodlands, trees, be/hedge cover? de 1, 2, or 3a agricultur dings?	he site and the ex ion designated ar hedgerows that a ral land? Are the g countryside from historic towns rea, listed building er?:	eas? are protected, or se in agricultural use n encroachment g or other historical		, which c
Greenbelt Assessment (Strong links to urban area		by natural bound	laries with a low pote	ential for further spr	awl.
Conformity with	Core Strateg	y			
Main Urban Area Major Settlement		/lain Urban Area I /lajor Settlement I		Brown	
Smaller Settlement		Smaller Settlemen		Green	
Villages/Rural		/illage/Rural Exter	nsion	Mixed	
Regeneration Priority A	Area:				
Inner South Leeds:		0.00	Aire Valley:		0.00

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

West Leeds Gateway:

0.00

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

East Leeds

Availability: Unknown	Suitability:	No		n
-		-	Achievability: Unknow	
ummary of Infra	structure provide	er comments an	d other planning req	uirements
Leeds City Council	Highways inc Metro			
Accessibility commen	t			Rank (1-
Good accessibility				5
Access Comments				Rank (1-
No means of access.				1
Local network comme	ent			Rank (1-
Local roads are very na	arrow and not suited to inte	ensification.		2
Mitigation measure				Total sc
				8
Support?	Need to comb	ine with other sites:	Suitability for parti	al development:
No				•
Network Rail : Biodiversity Nest Yorkshire Ecolog Not supported (RED). N orms a very important p Meanwood Valley SEGI. Meanwood Beck flows c Biodiversity Action Plan lows down the other sid	gy and LCC Ecology Offi to site-based designations bart of the wildlife corridor /LNR and Woodhouse Ric down one side of the site v priority habitat (Rivers) ar te. Both will have protecte White Clawed Crayfish ar	but this site between dge LNA. The which is a UK nd a mill race d species -	ndary Amendment	
Network Rail : Biodiversity Nest Yorkshire Ecolog Not supported (RED). N orms a very important p Meanwood Valley SEGI Meanwood Beck flows c Biodiversity Action Plan lows down the other sic Dtter, bats, Water Vole, o consider. Probably wi	o site-based designations bart of the wildlife corridor /LNR and Woodhouse Ric down one side of the site v priority habitat (Rivers) ar de. Both will have protected	but this site between dge LNA. The which is a UK nd a mill race d species - nd Kingfisher	ndary Amendment	
Network Rail : Biodiversity Nest Yorkshire Ecolog Not supported (RED). N forms a very important p Meanwood Valley SEGI. Meanwood Beck flows of Biodiversity Action Plan lows down the other sid Dider, bats, Water Vole, o consider. Probably wi Natural England:	o site-based designations bart of the wildlife corridor /LNR and Woodhouse Ric down one side of the site v priority habitat (Rivers) ar de. Both will have protecte White Clawed Crayfish ar	but this site between dge LNA. The which is a UK nd a mill race d species - nd Kingfisher	ndary Amendment	
Not supported (RED). Norms a very important p Meanwood Valley SEGI, Meanwood Beck flows of Biodiversity Action Plan flows down the other sid Otter, bats, Water Vole,	o site-based designations bart of the wildlife corridor /LNR and Woodhouse Ric down one side of the site v priority habitat (Rivers) ar de. Both will have protecte White Clawed Crayfish ar	but this site between dge LNA. The which is a UK nd a mill race d species - nd Kingfisher	ndary Amendment	
Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). N forms a very important p Meanwood Valley SEGI, Meanwood Beck flows c Biodiversity Action Plan flows down the other sic Otter, bats, Water Vole, to consider. Probably wi Natural England: Education	o site-based designations bart of the wildlife corridor /LNR and Woodhouse Ric down one side of the site v priority habitat (Rivers) ar de. Both will have protecte White Clawed Crayfish ar Il form part of the Leeds H	but this site between dge LNA. The which is a UK nd a mill race d species - nd Kingfisher	ndary Amendment	
Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). N forms a very important p Meanwood Valley SEGI. Meanwood Beck flows co Biodiversity Action Plan flows down the other sid Otter, bats, Water Vole, to consider. Probably wi Natural England:	o site-based designations bart of the wildlife corridor /LNR and Woodhouse Ric down one side of the site v priority habitat (Rivers) ar le. Both will have protecter White Clawed Crayfish ar ill form part of the Leeds H	but this site between dge LNA. The which is a UK nd a mill race d species - nd Kingfisher labitat Network.	ndary Amendment	
Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). N forms a very important p Meanwood Valley SEGI Meanwood Beck flows of Biodiversity Action Plan lows down the other sid Otter, bats, Water Vole, to consider. Probably wi Natural England: Education	o site-based designations bart of the wildlife corridor /LNR and Woodhouse Ric down one side of the site v priority habitat (Rivers) ar le. Both will have protecter White Clawed Crayfish ar ill form part of the Leeds H	but this site between dge LNA. The which is a UK nd a mill race d species - nd Kingfisher labitat Network.		

LCC Flood Risk Management:

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units)	31	Floorspace sq m (Non residential):	0
Residential Conclusion:	Retail Concl	usion: Employme	ent Conclusion:
Red	Not assessed	Not assess	sed

Site Details						
Northing:	438867	Area sq m:	4	6698.72	Ward	Moortow
Easting:	431013	Area Ha:	4	.669872	HMCA:	Nor
Site Charac	teristics					
Land Use						
Existing Use 1:	Recrea	tion & Leisure - C	utdoor spor	rt facility		
Existing Use 2:						
Existing Use 3:						
Neighbouring Use	1 Commu	unity Services - E	ducation			
Neighbouring Use	2: Reside	ntial - Dwellings				
Neighbouring Use	3:					
Other uses:						
Site State:	Greenfi	eld				
<u>Site Detail</u>						
Topography:		Sloping		Bound	aries:	Existing well defined
Natural Landscape	9:	Limited Tree C	over	Road I	Frontage	\checkmark
Distance to Rail St	tation (metres):	4827.72		Distan	ce to bus stop (metres)	158.39
Nearest Railway S	tation	Burley Park		Bus St	top ID	247
SFRA Flood Zone:	:		0.00	Within	300m of retail centre bo	oundary:
Environment Agen	cy Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety	Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.0
Health and Safety	Executive Gas F	Pipeline:	No	Conse	rvation Areas	Ν
Ancient Monumen	t/Battlefield(%):		0.00	Listed	Buildings:	Ν
Public Rights of W	'ay:		No			
Other comments/o	bservations on s	site characteristic	s:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	43.30		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

r lanning mistor	5				
Planning App No.	Proposal	Received	Decision	Status	Site %
H30/88/81/	Detached car port, to side of sports pavilion.	11/02/1981	23/03/1981	А	99.41
30/293/93/FU	3 8 metre high floodlighting columns to sports ground	09/08/1993	18/11/1993	А	95.18
H30/1056/76/	Outline application to carry o ut alterations, inclu ding new shower room and erect extensions, to form en	01/11/1976	13/12/1976	A	99.07
06/03561/OT	Outline application to erect 55 dwellings on part of the former sports ground and use of the remainder of land for community sport and recreation	12/06/2006	24/01/2007	W	99.07
08/03308/FU	Laying out of access road and erection of 88 dwellings and formation of community sport and recreation facilities with changing rooms and associated parking	30/05/2008	15/09/2008	W	99.50
H30/464/78/	Alterations, including new sho wer room, lounge, dinin g room, kitchen, committee roo m, boxroom, bathroomand boiler	02/05/1978	03/07/1978	A	99.07
30/449/99/OT	Outline application to erect residential development	03/12/1999	04/01/2001	W	99.07
30/655/05/OT	Outline application to erect residential development and use of land for community sport and recreation	06/12/2005	27/03/2006	W	100.00
08/06769/FU	Laying out of access road and erection of 88 dwellings and use of land for community sport and recreation, with mult-use games area, car parking and landscaping	11/12/2008	30/06/2009	R	99.50

Green Belt assessmen	t - only completed where site is	within	Green Be	lt
Check the unrestricted sprawl of Would development lead to/constitu				
Would development result in isolate	ed development?			
Is the site well connected to built up	o area (2+ boundaries with existing built up area)?			
Would development of the site effect	ctively "round off" the settlement pattern?:	_		
Do natural/physical features provide area and undeveloped land?	e a good existing barrier between existing urban			
Overall sprawl conclusion:				
Prevent neighbouring towns from	n merging			
Would development of the site lead	to physical connection of settlements?			
Do natural/physical features provide development?	e a good existing barrier/boundary to contain			
Overall Coalescence Conclusion:				
Assist in safeguarding countrysi	de from encroachment			
Is there a strong defensible bounda	ary between the site and the existing urban area?			
Does the site provide access to the	e countryside?			
Does the site include local or natior	nal conservation designated areas?			
Does the site include areas of wood significant unprotected tree/hedge	dlands, trees, hedgerows that are protected, or cover?			
Does the site include grade 1, 2, or	⁻ 3a agricultural land?			
Does the site contain buildings?	Are these in agricultural use?	?		
Overall countryside Encroachment	Conclusion			
Preserve the setting and special	character of historic towns			
Is the site within or adjacent to a cc feature?	onservation area, listed building or other historical			
If yes, could development preserve	this character?:			
Overall Character Preservation Cor	nclusion:			
Greenbelt Assessment Conclusio	on:			_
Conformity with Core	Strategy			
Main Urban Area	Main Urban Area Extension		Brownfield	
Major Settlement	Major Settlement Extension		Greenfield	
Smaller Settlement	Smaller Settlement Extension		Mixed	
Villages/Rural	Village/Rural Extension			
Develop	oment unrelated to existing development			
Regeneration Priority Area:				
Inner South Leeds:	0.00 Aire Valley:			0.00
Leeds Bradford Corridor:	0.00 West Leeds Gate	way:		0.00

East Leeds

Availability: Short term (0-5yrs)) Suitability: LD	0F to determine	Achievability: Shor	t term (0-5yrs)
Summary of Infrastruc	ture provider c	omments and	other planning r	equirements
Leeds City Council Highwa	ays inc Metro			David (4.5
Accessibility comment	hud autaida thua ah alal i	fan mu'na am i la a altik		Rank (1-5
Meets Core Strategy standards	but outside threshold i	for primary nearth.		4
Access Comments				Rank (1-5
Frontages onto two adopted hig	ghways.			5
Local network comment				Rank (1-5
Local congestion issues.				3
Mitigation measure				Total sco
Capacity improvements at near	by signal controlled ju	nctions.		12
				
Support? Yes - with possible mitigation.	Need to combine v	with other sites:	Yes	artial development:
Tes - with possible mitigation.	10		165	
Highways Agency				
n/a				
<u>Network Rail :</u>				
Biodiversity				
West Yorkshire Ecology and L	CC Ecology Officer:	Bounda	ary Amendment	
Supported				
Natural England:				
Education				
Education Drainage/Water/Flooding Environment Agency Commer	nts:	Environment	Agency Constraints:	
Drainage/Water/Flooding	nts:	Environment	Agency Constraints:	
Drainage/Water/Flooding	nts:		Agency Constraints: ter Waste Water Treat	ment Works Comme

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _**Traveller Site Assessment**

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

Conclusion of Assessment

Conclusion summary:

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

Retail Conclusion:

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Red

88

Employment Conclusion:

Red

Site Details	•					
Northing:	438802	Area sq m:	7	1232.03	Ward	Adel and Wharfedale
Easting:	428066	Area Ha:	7	.123203	HMCA:	North
Site Charac	teristics					
Land Use						
Existing Use 1:	Agricul	ture				
Existing Use 2:						
Existing Use 3:						
Neighbouring Use	e 1 Reside	ntial - Dwellings				
Neighbouring Use	e 2: Agricul	ture				
Neighbouring Use	e 3:					
Other uses:						
Site State:	Greenf	ield				
<u>Site Detail</u>						
Topography:		Sloping		Bound	laries:	Partially well-defined
Natural Landscap	e:	No Tree Cover		Road	Frontage	\checkmark
Distance to Rail S	Station (metres):	3231.26		Distan	ce to bus stop (metres)	276.49
Nearest Railway	Station	Headingley		Bus S	top ID	11157
SFRA Flood Zone	e:		0.00	Within	300m of retail centre bo	undary:
Environment Age	ncy Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety	v Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.00
Health and Safety	/ Executive Gas I	Pipeline:	No	Conse	ervation Areas	No
Ancient Monumer	nt/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights of V	Vay:		No			
Other comments/	observations on s	site characteristics:				

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 1178A Site Name: Land south of Dunstarn Lane, Adel, LS16

Planning History

Green Belt assessn	nent - only completed	where site is v	within Green	Belt
Would development of the site Do natural/physical features p	onstitute ribbon development?	ent pattern?:	□ □ ▼ Partial	
area and undeveloped land? Overall sprawl conclusion: High potential to lead to unres	stricted sprawl			
Prevent neighbouring towns	s from merging			
•	e lead to physical connection of se provide a good existing barrier/bour			
Overall Coalescence Conclus No merging but there is no de				
Assist in safeguarding cour	tryside from encroachment			
Is there a strong defensible by Does the site provide access Does the site include local or Does the site include areas of significant unprotected tree/he Does the site include grade 1, Does the site contain building <u>Overall countryside Encroach</u> The site does not perform an in Preserve the setting and spe Is the site within or adjacent to feature? If yes, could development preservation Development of the site would Greenbelt Assessment Cond	bundary between the site and the e to the countryside? national conservation designated a woodlands, trees, hedgerows that edge cover? , 2, or 3a agricultural land? s?	areas? t are protected, or ese in agricultural use? countryside from encroa ing or other historical special character of his	toric features	ned
Conformity with C Main Urban Area	ore Strategy Main Urban Area	a Extension	Brownfiel	d 🔲
Major Settlement	Major Settlemen		Greenfiel	d
Smaller Settlement	Smaller Settleme		Mixed	
Villages/Rural	Village/Rural Ext			
	evelopment unrelated to existing de	evelopment		
Regeneration Priority Area	<u>-</u> 0.00	Aire Valley:		0.00
Leeds Bradford Corridor:	0.00	West Leeds Gatew	vav:	0.00

East Leeds

Availability:	Suitability:	Ą	Achievability:	
Summary of Infrast	ructure provider co	mments and oth	er planning requ	irements
Leeds City Council Hig	hways inc Metro			
Accessibility comment				Rank (1-5
Poor public transport acces	s, ok for health and education	on.		2
Access Comments			'	Rank (1-5
No highway frontage.				1
Local network comment			I	Rank (1-5
Local congestion.				3
Mitigation measure				Total scor
				6
0	No. 17			
Support?	Need to combine w	ith other sites:	Suitability for partial	development:
no				
Highways Agency				
No objection				
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology a	nd LCC Ecology Officer:	Boundary /	Amendment	
Natural England:				
Education				
Drainage/Water/Floodir	na			
Environment Agency Com		Environment Age	ency Constraints:	
Yorkshire Water Commen	ts:	Yorkshire Water	Waste Water Treatment	Works Comme
		1 1		

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

Yes	No	Maybe
(Text)		
N	NL-	Maria a
	NO	Maybe
(Text)		
Yes	No	
	110	
(Text)		
Yes	No	Unknown
(Text)		
x		
	Yes (Text) Yes (Text)	(Text) Yes No (Text) Yes No

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion: Not assessed

62

Employment Conclusion: Not assessed 0

Site Details						
Northing:	438639	Area sq m:	5	58889.13	Ward	Adel and Wharfedal
Easting:	428083	Area Ha:	5	5.888913	HMCA:	Norti
Site Charact	eristics					
Land Use						
Existing Use 1:	Agricult	ture				
Existing Use 2:						
Existing Use 3:						
Neighbouring Use 7	1 Transp	ort - Transport tra	icks & ways	;		
Neighbouring Use 2	2: Reside	ntial - Dwellings				
Neighbouring Use 3	3: Recrea	tion & Leisure - C	Outdoor spo	rt facility		
Other uses:						
Site State:	Greenfi	eld				
<u>Site Detail</u>						
Topography:		Sloping		Bound	aries:	Partially well-defined
Natural Landscape	:	Limited Tree C	over	Road I	Frontage	\checkmark
Distance to Rail Sta	ation (metres):	3088.89		Distan	ce to bus stop (metres)	135.22
Nearest Railway St	ation	Headingley		Bus St	op ID	11157
SFRA Flood Zone:			1.00	Within	300m of retail centre bo	undary:
Environment Agend	cy Flood Zone:		1.00	Agricu	Itural Land Class:	
Health and Safety E	Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.00
Health and Safety B	Executive Gas F	Pipeline:	No	Conse	rvation Areas	No
Ancient Monument/	/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights of Wa	ay:		No			
Other comments/ob	oservations on s	site characteristic	s:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 1178B Site Name: Land south of Dunstarn Lane, Adel, LS16

Planning History

Green Belt assessmer	nt - only completed where site is within Green Be	elt
Check the unrestricted sprawl o	f large built up areas	
Would development lead to/constit	tute ribbon development?	
Would development result in isolat	ted development?	
Is the site well connected to built u	ip area (2+ boundaries with existing built up area)? \Box	
Would development of the site effe	ectively "round off" the settlement pattern?: No	
Do natural/physical features provid area and undeveloped land?	de a good existing barrier between existing urban	
Overall sprawl conclusion:		
High potential to lead to unrestricte	ed sprawl	
Prevent neighbouring towns fro	m merging	
Would development of the site lea	d to physical connection of settlements?	
Do natural/physical features provid development?	de a good existing barrier/boundary to contain	
Overall Coalescence Conclusion:		
No merging but there is no defension	ible boundary	
Assist in safeguarding countrys	ide from encroachment	
Is there a strong defensible bound	lary between the site and the existing urban area? \checkmark	
Does the site provide access to the	e countryside?	
Does the site include local or natio	onal conservation designated areas?	
Does the site include areas of woo significant unprotected tree/hedge	odlands, trees, hedgerows that are protected, or	
Does the site include grade 1, 2, o	or 3a agricultural land?	
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment	t Conclusion	
The site performs an important role	e safeguarding countryside from encroachment	
Preserve the setting and special	I character of historic towns	
Is the site within or adjacent to a c feature?	conservation area, listed building or other historical	
If yes, could development preserve	e this character?:	
Overall Character Preservation Co	onclusion:	
Development of the site would hav	ve no effect on the setting and special character of historic features	
Greenbelt Assessment Conclusion	ion:	
Relates poorly to settlement. No a	ccess, poor boundary to east creates potential for further sprawl.	
Conformity with Core	e Strategy	
Main Urban Area	Main Urban Area Extension 📃 Brownfield	
Major Settlement	Major Settlement Extension Greenfield	
Smaller Settlement	Smaller Settlement Extension Mixed	
Villages/Rural	Village/Rural Extension	
Develo	pment unrelated to existing development	
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley:	0.00
Leeds Bradford Corridor:	0.00 West Leeds Gateway:	0.00

East Leeds

Availability:	Suitability:	Ac	chievability:
ummary of Infrast	ructure provider co	omments and oth	er planning requirements
Leeds City Council High	ghways inc Metro		
Accessibility comment			Rank (1-5
Poor accessibility.			1
Access Comments			Rank (1-5
No highway frontage.			1
Local network comment			Rank (1-5
Local congestion.			3
Mitigation measure			Total sco
			5
Support?	Need to combine w	vith other sites:	Suitability for partial development:
no			
Highways Agency			
No objection			
Network Rail :			
<u>Biodiversity</u>			
Nest Yorkshire Ecology a	and LCC Ecology Officer:	Boundary A	mendment
Natural England:			
Education			
Drainage/Water/Floodi	ing		
Environment Agency Cor	nments:	Environment Ager	ncy Constraints:
/orkshire Water Commer	nts:	Yorkshire Water V	Vaste Water Treatment Works Comme
TORSHITE WATER COMME			

<u>Utilities</u>

Gae	
Gas	

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy_Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

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

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed

280

Employment Conclusion: Not assessed 0

Site Ref: 1190

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

Site Details	S					
Northing:	437150	Area sq m:	6	68698.76	Ward	Roundhay
Easting:	434154	Area Ha:	6	6.869876	HMCA:	North
Site Chara	cteristics					
Land Use						
Existing Use 1:	Agricult	ure				
Existing Use 2:						
Existing Use 3:						
Neighbouring Us	se 1 Resider	ntial - Dwellings				
Neighbouring Us	se 2: Agricult	ure				
Neighbouring Us	se 3:					
Other uses:						
Site State:	Greenfi	eld				
Site Detail						
Topography:		Sloping		Bound	laries:	Existing well defined
Natural Landsca	pe:	Limited Tree Co	over	Road I	Frontage	\checkmark
Distance to Rail	Station (metres):	3442.09		Distan	ce to bus stop (metres)	113.75
Nearest Railway	Station	Cross Gates		Bus St	top ID	13854
SFRA Flood Zon	ie:		0.00	Within	300m of retail centre bo	undary:
Environment Age	ency Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safet	ty Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.00
Health and Safet	ty Executive Gas F	Pipeline:	No	Conse	rvation Areas	Yes
Ancient Monume	ent/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights of	Way:		No			
Other comments	observations on s	site characteristics	:			

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

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

Green Belt assessment -	only completed where site is v	within Green Be	elt
Would development of the site effective	ribbon development? levelopment? ea (2+ boundaries with existing built up area)?		
Overall sprawl conclusion: Low potential to lead to unrestricted sp	rawl		
Prevent neighbouring towns from m	erging		
development?	physical connection of settlements? good existing barrier/boundary to contain		
Overall Coalescence Conclusion: No merging of settlements			
Assist in safeguarding countryside	from encroachment		
Does the site provide access to the co Does the site include local or national Does the site include areas of woodlar significant unprotected tree/hedge cov Does the site include grade 1, 2, or 3a Does the site contain buildings? <u>Overall countryside Encroachment Co</u> The site does not perform an importan Preserve the setting and special cha	Are these in agricultural use? Are these in agricultural use?	 ✓ ✓ ✓ Achment 	
	o effect on the setting and special character of his	toric features	
Greenbelt Assessment Conclusion: Strong links to urban area. Well contai	ned site limiting potential for further sprawl.		
Conformity with Core S	trategy		
Main Urban Area	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension nt unrelated to existing development	Brownfield Greenfield Mixed	
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	/ay:	0.00

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

East Leeds

HLAA Conclusions		
Availability: Short term (0-5yrs) Suitability:	LDF to determine Achievability: Lo	ong term (11+ years)
Summary of Infrastructure provider	comments and other planning	g requirements
Leeds City Council Highways inc Metro		Dank (1.5)
Accessibility comment Bus route has 4 buses per hour. 75% of the site ha	s access to primary education. 40% of the si	Rank (1-5)
secondary education using Core Strategy accessib health services within walking distance.		
Access Comments		Rank (1-5)
Long frontage with Wetherby Road. Site abuts a c require land from development site opposite for im		4
Local network comment		Rank (1-5)
Local congestion issues.		3
Mitigation measure		Total score
Signals at Wetherby Road/Elmete Lane crossroad Road/Oakwood Lane and Wetherby Road/Easterly		11
Support? Need to combin	e with other sites: Suitability fo	r partial development:
yes with mitigation		
Highways Agency		
n/a		
<u>Network Rail :</u>		
<u>Biodiversity</u> West Yorkshire Ecology and LCC Ecology Offic	er: Boundary Amendment	
Not supported (RED). No site-based designations to eastern parts of the site contain a beck and woodla forms part of the Wyke Beck Valley wildlife corridor	out the Supported with mitigation if nd which excluded and boundary ame	ended as per drawing
	enhance the adjacent Wyke along the north boundary i.e	Beck Valley and trees
Natural England:		
Education		
Drainage/Water/Flooding		
Environment Agency Comments:	Environment Agency Constraints	s:
Verkehine Weter Community		antimout Mariles Origina
Yorkshire Water Comments:	Yorkshire Water Waste Water Tr	eatment works Comme

LCC Flood Risk Management:

<u>Utilities</u> Gas:
Electric:
Telecom:
Fire and Rescue Services:
<u>Built Heritage</u> Leeds City Council:
West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

Could site be effectively	Yes	No	Maybe
managed	(Text)	-	
managoa			
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
Sile			
- <u>-</u>	X		
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
•••			
Experience of provinue	Vaa	Na	
Experience of previous	Yes	No	Unknown
encampments	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site borders the main urban area to the south and is well contained, with trees to the north, and roads along the remaining three sides.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion: Not assessed

181

Employment Conclusion: Not assessed Site Ref: 1199

	4 4 9 9 5 7							
Northing:	440361		Area sq m:		3633.55	Ward	Otley and Yea	
Easting:	424481		Area Ha:	11.	.363355	HMCA:	N	lortl
Site Chara	cteristi	cs						
Land Use								
Existing Use 1:		Agricult	ure					
Existing Use 2:								
Existing Use 3:								
Neighbouring Us	se 1	Forestry	/ - Unmanaged I	Forest				
Neighbouring Us	se 2:	Resider	ntial - Dwellings					
Neighbouring Us	se 3:	Transpo	ort - Transport tra	acks & ways				
Other uses:								
Site State:		Greenfi	eld					
<u>Site Detail</u>								
Topography:			Flat		Bound	aries:	Partially well-define	d
Natural Landsca	ipe:		Limited Tree (Cover	Road F	Frontage	\checkmark	
Distance to Rail	Station (me	etres):	1222.96		Distan	ce to bus stop (metres)	438.07	
Nearest Railway	Station		Horsforth		Bus St	op ID	5639	
SFRA Flood Zone:		1.00	Within	300m of retail centre bo	oundary:			
Environment Ag	ency Flood	Zone:		1.00	Agricul	tural Land Class:		
Health and Safe	ty Executiv	e Hazar	d:	No	Strateg	ic Employment Buffer:		0.0
Health and Safe	ty Executiv	e Gas F	Pipeline:	No	Conse	rvation Areas		N
Ancient Monum	ent/Battlefie	eld(%):		0.00	Listed	Buildings:		Ye
Public Rights of	Wav:			Yes				

Other comments/observations on site characteristics:

Site bordering existing residential area to the south east. Bounded to the west by railway line and to the north by field boundary and dense tree coverage. Site is flat.

UDP Designation

Greenbelt - N32 (%):	12.97	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	87.03	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Site Ref: 1199

Green Belt assessment -	only completed where site is	within Green Be	elt		
Check the unrestricted sprawl of lar	ge built up areas				
Would development lead to/constitute	ribbon development?				
Would development result in isolated of	levelopment?				
Is the site well connected to built up ar	ea (2+ boundaries with existing built up area)?				
Would development of the site effective	ely "round off" the settlement pattern?:				
Do natural/physical features provide a area and undeveloped land?	good existing barrier between existing urban				
Overall sprawl conclusion:					
Prevent neighbouring towns from m	nerging				
Would development of the site lead to	physical connection of settlements?				
	good existing barrier/boundary to contain				
Overall Coalescence Conclusion:					
Assist in safeguarding countryside	from encroachment				
Is there a strong defensible boundary	between the site and the existing urban area?				
с ,	Ŭ	\Box			
Does the site provide access to the countryside? Does the site include local or national conservation designated areas? 					
	nds, trees, hedgerows that are protected, or				
Does the site include grade 1, 2, or 3a	agricultural land?				
Does the site contain buildings?	Are these in agricultural use	?			
Overall countryside Encroachment Con	nclusion				
Preserve the setting and special cha	aracter of historic towns				
Is the site within or adjacent to a conse feature?	ervation area, listed building or other historical				
If yes, could development preserve this	s character?:				
Overall Character Preservation Conclu	ision:				
Greenbelt Assessment Conclusion:					
Majority of site PAS. Only 12% in gree	n belt (western section).				
Conformity with Core S	trategy				
Main Urban Area	Main Urban Area Extension	Brownfield			
Major Settlement	Major Settlement Extension	Greenfield			
Smaller Settlement	Smaller Settlement Extension	Mixed			
Villages/Rural	Village/Rural Extension				
Developme	ent unrelated to existing development				
Regeneration Priority Area:					
Inner South Leeds:	0.00 Aire Valley:		0.00		
Leeds Bradford Corridor:	0.00 West Leeds Gate	way:	0.00		

Site Name: Land off Moseley Wood Gardens, Cookridge. LS16

East Leeds

HLAA Conclusions					
Availability: Short term (0-5yrs) Suitability: LD	F to determi	ne Ach	ievability:	Medium ter	m (6-10 years)
Summary of Infrastructure provider co	omment	s and othe	r planni	ing requi	rements
Leeds City Council Highways inc Metro					
Accessibility comment					Rank (1-5)
Portion of site accessible for education and public tran	isport but dis	tant from local	services.		2
Access Comments					Rank (1-5)
Access via Moseley Wood Rise, limit capacity to 200.	Requires s	econdary link.			3
Local network comment					Rank (1-5)
Local congestion issues					3
Mitigation measure					Total score
Unknown at this stage					8
Support? Need to combine v	with other s	ites:	Suitability	/ for partial d	levelopment:
yes no					
Highways Agency					
n/a					
Network Rail : F/B at LEH1 5 miles 396 yds to be made equality comp protection issues	pliant (ramps	s)? Horsforth sta	ation impro	vements gen	eral asset
Biodiversity					
West Yorkshire Ecology and LCC Ecology Officer:		Boundary Am	endment		
Not supported (RED). No site-based designations but the Moseley Beck, semi-improved grassland areas and rank and wet grassland that forms a wildlife corridor fu Great Crested Newts to consider.	d adjacent	are addressed to Moseley Be enhancement	boundary a gation will s jacent habi i.e. minim ck protecte to link bec	amended as p still be require itats and Grea um 20 metres ed and enhan k to the wood	ber drawing ad to ensure at Crested Newts buffer adjacent
Natural England:					
Education					
Drainage/Water/Flooding					
Environment Agency Comments:		onment Agenc	-	ints:	
The vast majority of this site is in flood zone 1 (low risk A consultant (URS) has recently modelled this section Moseley Beck to confirm the extent of flood zone 3 (no	of	eck running thr	ough site		

Yorkshire Water Comments:

development area).

Yorkshire Water Waste Water Treatment Works Comme

Site Ref: 1199

Various large sewers cross the whole site north/south east/west

Knostrop High Level

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

Could site be effectively	Yes	No	Maybe
managed	(Text)	110	Maybe
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
Proximity to housed	Yes	No	
		INU	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)	1	
•			

Gypsy _Traveller Site Assessment

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

Gypsy _Traveller Site	e Assessment		
Could site be effectively managed	Yes (Text)	No	Maybe
Would gypsies and travellers live on the site?	Yes (Text)	No	Maybe
Proximity to housed gypsies and travellers	Yes (Text)	No	
Experience of previous encampments	Yes (Text)	No	Unknown

Conclusion of Assessment

Conclusion summary:

Protected Area of Search (PAS) site on existing UDP. Most of the site falls within North Leeds area, but capacity and area have been split between Aireborough and North Leeds on a pro-rata basis. However, the part of the site within Aireborough is Green Belt. The railway is considered to form a strong defensible boundary which would prevent further sprawl. Capacity limited to 200 due to access constraints (split over two areas).

Retail Conclusion:

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Red

200

Employment Conclusion:

Red

Site Details						
Northing:	437129	Area sq m:		87454.06	Ward	Horsfort
Easting:	423060	Area Ha:		8.745406	HMCA:	Nort
Site Charact	teristic	S				
Land Use						
Existing Use 1:	Aç	griculture				
Existing Use 2:	-					
Existing Use 3:						
Neighbouring Use	1 Re	esidential - Dwellir	ngs			
Neighbouring Use	2: Co	ommunity Services	s - Education			
Neighbouring Use	3: Fo	orestry - Managed	Forest			
Other uses:						
Site State:	Gr	eenfield				
<u>Site Detail</u>						
Topography:		Undulating	9	Bound	laries:	Existing well defined
Natural Landscape	:	Limited Tr	ee Cover	Road	Frontage	
Distance to Rail St	ation (metr	es): 2427.64		Distan	ce to bus stop (metres)	440.99
Nearest Railway S	tation	Horsforth		Bus S	top ID	10405
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	undary:
Environment Agen	cy Flood Zo	one:	0.00	Agricu	Itural Land Class:	
Health and Safety	Executive I	Hazard:	No	Strate	gic Employment Buffer:	0.0
Health and Safety	Executive (Gas Pipeline:	No	Conse	ervation Areas	N
Ancient Monument	/Battlefield	(%):	0.00	Listed	Buildings:	Ν
Public Rights of W	ay:		No			
Other comments/o	hservations	s on site character	ristics.			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.33	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History						
Planning App No.	Proposal	Received	Decision	Status	Site %	
09/01013/LA	Laying out of extension to cemetery, with new footpaths, vehicular route and boundary treatment	09/03/2009		APPRET	12.41	

Green Belt assessment - only completed where site	e is within Green Belt
Check the unrestricted sprawl of large built up areas	
Would development lead to/constitute ribbon development?	
Would development result in isolated development?	
s the site well connected to built up area (2+ boundaries with existing built up are	ea)?
Nould development of the site effectively "round off" the settlement pattern?:	Partial
Do natural/physical features provide a good existing barrier between existing urba area and undeveloped land?	an
Overall sprawl conclusion:	
ow potential to lead to unrestricted sprawl	
Prevent neighbouring towns from merging	
Would development of the site lead to physical connection of settlements?	
Do natural/physical features provide a good existing barrier/boundary to contain development?	
Overall Coalescence Conclusion:	
No merging of settlements	
Assist in safeguarding countryside from encroachment	
Is there a strong defensible boundary between the site and the existing urban are	ea?
Does the site provide access to the countryside?	
Does the site include local or national conservation designated areas?	
Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?	r 🗌
Does the site include grade 1, 2, or 3a agricultural land?	\checkmark
Does the site contain buildings?	Il use?
Overall countryside Encroachment Conclusion	
The site does not perform an important role in safeguarding the countryside from	encroachment
Preserve the setting and special character of historic towns	
Is the site within or adjacent to a conservation area, listed building or other histori feature?	ical
f yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Development of the site would have no effect on the setting and special character	r of historic features
Greenbelt Assessment Conclusion:	
Strong links to urban area. Site is well contained reducing potential for further spr	awl.
Conformity with Core Strategy	
Main Urban Area 🔲 Main Urban Area Extension 🦷	
Development unrelated to existing development	
Inner South Leeds: 0.00 Aire Valley:	0.0
Leeds Bradford Corridor: 0.00 West Leeds	

East Leeds

Availability: Short term	(0-5yrs) Suitability: LDF	F to determine Achievability: Long terr	m (11+ years)
Summary of Infra	structure provider co	omments and other planning req	uirements
Leeds City Council H	Highwavs inc Metro		
Accessibility comment			Rank (1-5
Public transport Core Str	ategy standards met for portio	on of site fairly close to New Road Side.	3
Access Comments			Rank (1-5
Access should be a loop realise full capacity of be		Avenue, emerging onto Victoria Crescent to	3
Local network comme	nt		Rank (1-5
Local congestion issues	;.		3
Mitigation measure			Total sco
Traffic Management me	asures?		9
			5
Support?	Need to combine w	vith other sites: Suitability for partia	I development:
yes with mitigation	731	yes with adjoining/ad mitigation	ditional land and
Highways Agency			
n/a			
Network Rail :			
Culvert + General asset	protection issues		
<u>Biodiversity</u>			
Supported with mitigation function of the beck alon Wood along the southerr and enhanced i.e. minim native shrubs and small	y and LCC Ecology Officer: n provided that the wildlife corr g the eastern boundary, and S n and western boundary, is pro- num buffer of 20 metres planted trees along eastern, southern a b, hedgerow network to be pro-	Swaine otected d with and	
Natural England:			
Education			
	ding		
	omments:	Environment Agency Constraints:	
Drainage/Water/Floo Environment Agency C			

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is well related to the existing urban area being contained by the college to the west, existing residential to the east and the river to the south, so reducing the potential for further sprawl. Highway concerns re access development could be accessed through the existing UDP housing allocation in the north east corner. Capacity has been reduced so this site and the housing allocation total 200, the maximum amount of units acceptable due to Highway concerns.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Retail Conclusion:

Employment Conclusion: Not assessed

Amber

Not assessed

185

Site Ref:	1238
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Site Deta	ils					
Northing:	438082	Area sq m:	:	5072.34	Ward	Horsforth
Easting:	425151	Area Ha:	0.	.507234	HMCA:	North
Site Cha	racteristics					
Land Use						
Existing Use 2	1: Agricu	lture				
Existing Use 2	2:					
Existing Use 3	3:					
Neighbouring	Use 1 Recrea	ation & Leisure -	Outdoor ame	nity & ope	n space	
Neighbouring	Use 2: Reside	ential - Dwellings				
Neighbouring	Use 3:					
Other uses:						
Site State:	Green	field				
Site Detail						
Topography:		Sloping		Bound	laries:	Existing well defined
Natural Lands	scape:	Limited Tree	Cover	Road	Frontage	
Distance to R	ail Station (metres):	1284.74		Distan	ce to bus stop (metres)	67.21
Nearest Railw	vay Station	Horsforth		Bus S	top ID	1776
SFRA Flood Z	Zone:		1.00	Within	300m of retail centre bo	undary:
Environment /	Agency Flood Zone:		1.00	Agricu	Itural Land Class:	
Health and Sa	afety Executive Haza	ard:	No	Strate	gic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:		No	Conse	ervation Areas	No	
Ancient Monu	iment/Battlefield(%):		0.00	Listed	Buildings:	Yes
Public Rights	of Way:		Yes			
Other comme	ents/observations on	site characteristi	cs:			

UDP Designation

Greenbelt - N32 (%):	99.58	Urban Green Corridor - N8 (%):	99.99
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.01	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	99.75		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History						
Planning App No.	Proposal	Received	Decision	Status	Site %	
H27/323/76/	Outline application to layout access road and erect green house to form garden centre, t o vacant site. (site area	21/09/1976	15/11/1976	R	85.20	
H27/240/75/	Outline application to erect r esidential development to di sused allotments. (site area 0 .85ha (2.1 acres)).	23/07/1975	29/09/1975	R	86.52	

Green Belt assessment -	only completed where site is v	within Green Be	elt
Check the unrestricted sprawl of larg	ge built up areas		
Would development lead to/constitute r	ibbon development?		
Would development result in isolated de	evelopment?		
s the site well connected to built up are	ea (2+ boundaries with existing built up area)?	\checkmark	
Nould development of the site effective	ly "round off" the settlement pattern?:	No	
Do natural/physical features provide a g area and undeveloped land?	good existing barrier between existing urban		
Overall sprawl conclusion:			
_ow potential to lead to unrestricted spi	rawl		
Prevent neighbouring towns from me	erging		
Would development of the site lead to p	physical connection of settlements?		
Do natural/physical features provide a development?	good existing barrier/boundary to contain		
Overall Coalescence Conclusion:			
No merging of settlements			
Assist in safeguarding countryside f	rom encroachment		
Is there a strong defensible boundary b	etween the site and the existing urban area?		
Does the site provide access to the cou	-	\checkmark	
Does the site include local or national c	conservation designated areas?		
Does the site include areas of woodland significant unprotected tree/hedge cover	ds, trees, hedgerows that are protected, or er?		
Does the site include grade 1, 2, or 3a	agricultural land?		
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Con	uclusion_		
The site performs an important role safe	eguarding countryside from encroachment		
Preserve the setting and special cha	racter of historic towns		
Is the site within or adjacent to a conse feature?	rvation area, listed building or other historical		
If yes, could development preserve this	character?:		
Overall Character Preservation Conclus	sion:		
Development of the site would have no	effect on the setting and special character of his	toric features	
Greenbelt Assessment Conclusion:			
Strong links to settlement. Well contain	ed site reducing potential for further sprawl.		
Conformity with Core St	rategy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		
Developmer	nt unrelated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.0
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:	0.00

East Leeds

ummary of Infrastructure provider comments and other planning requirements eeds City Council Highways inc Metro Accessibility comment Rank (1- Public transport Core Strategy standards met for schools/health, small amount of local services but 4 Access Comments Rank (1- No highway frontage, requires adjacent site for development. 2 Local network comment Rank (1- Local congestion issues. 3 Mitigation measure Total sco Unknown at this stage. 9 Support? Need to combine with other sites: Suitability for partial development: No highway frontage No 9 Support? Need to combine with other sites: Suitability for partial development: No highway frontage No 9 Subtories ity 9 9 Support? Need to combine with other sites: Suitability for partial development: No highway frontage No 9 Supported with mitigation to protect and enhance the Oil Mill set state for so won the north of the site, white-clawed Crayfish and Otters to consider. Boundary Amendment Supported with mitigation to protect and enhance the Oil Mill secondary. Provide a 20 metre buffer from the e	HLAA Conclusions					
Leeds City Council Highways inc Metro Accessibility comment Rank (1- "ublic transport Core Strategy standards met for schools/health, small amount of local services but lot for rail service. 4 Accessibility comments Rank (1- Access Comments Rank (1- No highway frontage, requires adjacent site for development. 2 Local network comment Rank (1- Local congestion issues. 3 Mitigation measure Total so Unknown at this stage. 9 Support? Need to combine with other sites: Suitability for partial development: Inighways Agency va Va Suitability for partial development: Biodiversity No Suitability for partial development: Va Boundary Amendment Suitability for partial development: Va Suitability for partial development: Suitability for partial development: Itighways Agency va Va Suitability for partial development: Subported with mitigation to protect and enhance the Oil Mill beek that flows down the north of the site, which is a locally mportawitid for ornide a 20 metre bulfer from the eack. Bats, White-clawed Crayfish and Otters to consider. Suitability for partial development: Subported with mitigatio	Availability: Short term (0-5yrs) Sui	tability: LDF to c	letermine	Achievability:	Long term (11+ y	ears)
Accessibility comment Rank (1- Public transport Core Strategy standards met for schools/health, small amount of local services but loci for rail service. 4 Access Comments Rank (1- No highway frontage, requires adjacent site for development. 2 Local network comment Rank (1- Local congestion issues. 3 Mitigation measure Total service. Unknown at this stage. 9 Support? Need to combine with other sites: No highway frontage additional land required. No Highways Agency No Va Va Vest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported with mitigation to protect and enhance the Oil Mill Jeek that flows down the north of the site, which is a locally mortant willfor cordior. Provide a 20 metry buffer form the leek. Bats, White-clawed Crayfish and Otters to consider. Vatural England: Environment Agency Constraints:	summary of Infrastructure p	rovider comr	nents and o	ther plannir	ng requirem	ents
Public transport Core Strategy standards met for schools/health, small amount of local services but 4 Access Comments Rank (1- No highway frontage, requires adjacent site for development. 2 Local network comment Rank (1- Local congestion issues. 3 Mitigation measure Total scr Unknown at this stage. 9 Support? Need to combine with other sites: Support? Need to combine with other sites: Support? Need to combine with other sites: Suitability for partial development: Itighways Agency Va Va Vest Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation to protect and enhance the Oil Mill Beack that flows down the north of the site, which is a locally mortant willdle corndor. Provide a 20 metre buffer from the etex. Bats, White-clawed Crayfish and Otters to consider. Jatural England: Education Environment Agency Constraints:		Metro				
Access Comments Rank (1- No highway frontage, requires adjacent site for development. 2 Local network comment Rank (1- Local congestion issues. 3 Mitigation measure Total sc. Unknown at this stage. 9 Support? Need to combine with other sites: Suitability for partial development: No highway frontage Mitigation measure Unknown at this stage. Support? Need to combine with other sites: Suitability for partial development: No highway frontage additional land required. No tighways Agency via detwork Rail : Supported with mitigation to protect and enhance the Oil Mill Boundary Amendment Supportant wildigation to protect and enhance the Oil Mill Boundary Amendment Supportant wildigation to protect and enhance the Oil Mill Boundary Amendment Supportant wildigation to protect and enhance the Oil Mill Boundary Amendment Supported with mitigation to protect and enhance the Oil Mill tatural England: Education					1 1	Rank (1-
No highway frontage, requires adjacent site for development.	Public transport Core Strategy standards not for rail service.	met for schools/he	alth, small amour	nt of local service	es but	4
Local network comment Rank (1- Local congestion issues. 3 Mitigation measure Total sc Unknown at this stage. 9 Support? Need to combine with other sites: Suitability for partial development: No highway frontage additional land required. No Itighways Agency va No Boundary Amendment Supported with mitigation to protect and enhance the Oil Mill set Nart flows down the north of the site, which is a locally 	Access Comments					Rank (1-
Local congestion issues. 3 Mitigation measure Total sci Unknown at this stage. 9 Support? Need to combine with other sites: No hithoway frontage additional land required. No Highways Agency Wa Network Rail : Siddiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supportant wilk difference the Oil Mill spectra at locally mortant wilk difference which is a locally mortant wilk difference the a 20 metre buffer from the leck. Bats, White-clawed Crayfish and Otters to consider. Hatural England: Education Environment Agency Constraints:	No highway frontage, requires adjacent	site for developme	nt.			2
Mitigation measure Total sci Unknown at this stage. 9 Support? Need to combine with other sites: Suitability for partial development: No highway frontage additional land required. Need to combine with other sites: Suitability for partial development: Idighways Agency Va Atetwork Rail : Boundary Amendment Supportant willdife corridor. Provide a 20 metre buffer from the leck. Bats, White-clawed Crayfish and Otters to consider. Hatural England: Education Drainage/Water/Flooding Environment Agency Constraints:	Local network comment					Rank (1-
Mitigation measure Total sci Unknown at this stage. Support? Need to combine with other sites: Suitability for partial development: No highway frontage additional land required. No tighways Agency //a Network Rail : Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation to protect and enhance the Oil Mill seck that flows down the north of the site, which is a locally mportant willdife corridor. Provide a 20 metre buffer from the leck. Bats, White-clawed Crayfish and Otters to consider. Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:	Local congestion issues.					З
Unknown at this stage. 9 Support? Need to combine with other sites: Suitability for partial development: No highway frontage additional land required. No Image: Comparison of the sites with other sites: Suitability for partial development: Highways Agency Va Image: Comparison of the site, which is a locally mportant will diffe corridor. Provide a 20 metre buffer from the leck. Bats, White-clawed Crayfish and Otters to consider. Boundary Amendment Statural England: Education Environment Agency Constraints:						3
Support? Need to combine with other sites: Suitability for partial development: No highway frontage No additional land required. No Highways Agency Image: Comparison of the site site site site site site site sit	Mitigation measure					Total sco
No highway frontage additional land required. lighways Agency //a letwork Rail : Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported with mitigation to protect and enhance the Oil Mill Beck that flows down the north of the site, which is a locally mportant willdife corridor. Provide a 20 metre buffer from the seck. Bats, White-clawed Crayfish and Otters to consider. Hatural England: Education Environment Agency Comments: Environment Agency Constraints:	Unknown at this stage.					9
additional land required. Highways Agency v/a Network Rail : Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported with mitigation to protect and enhance the Oil Mill Beck that flows down the north of the site, which is a locally mportant willdife corridor. Provide a 20 metre buffer from the veck. Bats, White-clawed Crayfish and Otters to consider. Natural England: Education	Support? Need	to combine with c	other sites:	Suitability f	for partial develo	opment:
Aetwork Rail : Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation to protect and enhance the Oil Mill Seck that flows down the north of the site, which is a locally mportant willdife corridor. Provide a 20 metre buffer from the veck. Bats, White-clawed Crayfish and Otters to consider.	No highway frontage No additional land required.					
Aetwork Rail : Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation to protect and enhance the Oil Mill Seck that flows down the north of the site, which is a locally mportant willdife corridor. Provide a 20 metre buffer from the veck. Bats, White-clawed Crayfish and Otters to consider.	Highways Agency					
Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported with mitigation to protect and enhance the Oil Mill Boundary Amendment Supported with mitigation to protect and enhance the Oil Mill Boundary Amendment Seck that flows down the north of the site, which is a locally Boundary Amendment mportant willdife corridor. Provide a 20 metre buffer from the beeck. Bats, White-clawed Crayfish and Otters to consider. Herein and Otters to consider. Hatural England: Herein and Otters to consider. Herein and Otters to consider. Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:	n/a					
West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported with mitigation to protect and enhance the Oil Mill Boundary Amendment Seck that flows down the north of the site, which is a locally mportant willdife corridor. Provide a 20 metre buffer from the week. Bats, White-clawed Crayfish and Otters to consider. Here a statural England: Education Education Drainage/Water/Flooding Environment Agency Constraints:	Network Rail :					
West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported with mitigation to protect and enhance the Oil Mill Boundary Amendment Seck that flows down the north of the site, which is a locally mportant willdife corridor. Provide a 20 metre buffer from the week. Bats, White-clawed Crayfish and Otters to consider. Here a statural England: Education Education Drainage/Water/Flooding Environment Agency Constraints:						
Supported with mitigation to protect and enhance the Oil Mill Beck that flows down the north of the site, which is a locally mportant willdife corridor. Provide a 20 metre buffer from the beck. Bats, White-clawed Crayfish and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a locally and Otters to consider. Identified a state of the site, which is a local state of the		0///	D	• • • • • • • • • • • • • • • • • • •		
Beck that flows down the north of the site, which is a locally mportant willdife corridor. Provide a 20 metre buffer from the beck. Bats, White-clawed Crayfish and Otters to consider. Autural England:				y Amendment		
Atural England: Education Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints: Environment Agency Constraints: Environment Agency Constraints:	Beck that flows down the north of the site	, which is a locally				
Education Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:						
Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:	Natural England:					
Environment Agency Comments: Environment Agency Constraints:	Education					
Environment Agency Comments: Environment Agency Constraints:						
	Drainage/Water/Flooding					
'orkshire Water Comments: Yorkshire Water Waste Water Treatment Works Comment	Environment Agency Comments:		Environment A	gency Constrair	nts:	
orksnire water Comments: Yorkshire Water Waste Water Treatment Works Comments				- 14/ / 14/		•
	rorkshire Water Comments:		Yorkshire Wate	er waste Water T	reatment Works	Comme

<u>Utilities</u>

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

Could site be effectively	Yes	No	Maybe
managed	(Text)		
		NI-	
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)		
•			

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site does not relate well to the existing settlement form but projects out to the east of Low Lane into Green Belt and is steeply sloping. Development of the site would not constitute rounding off of the settlement. The site is also designated as proposed greenspace by policy N5 of the existing UDP. See also greenspace section, page 35, question G12. Highway concerns as no road frontage to provide access.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed

15

Employment Conclusion: Not assessed

Site Detail	S					
Northing:	437386	Area sq m:		7361.27	Ward	Moortow
Easting:	428597	Area Ha:	0	.736127	HMCA:	Nort
Site Chara	cteristics					
Land Use						
Existing Use 1:	Agric	culture				
Existing Use 2:						
Existing Use 3:						
Neighbouring U	se 1 Com	munity Services - F	Places of wor	ship		
Neighbouring U	se 2: Resi	dential - Dwellings				
Neighbouring U	se 3:					
Other uses:						
Site State:	Gree	enfield				
<u>Site Detail</u>						
Topography:		Sloping		Bound	laries:	Partially well-defined
Natural Landsca	ape:	Limited Tree (Cover	Road	Frontage	\checkmark
Distance to Rail	Station (metres): 2315.62		Distan	ce to bus stop (metres)	78.06
Nearest Railway	/ Station	Burley Park		Bus S	top ID	7439
SFRA Flood Zor	ne:		0.00	Within	300m of retail centre bo	oundary:
Environment Ag	ency Flood Zon	e:	0.00	Agricu	Itural Land Class:	
Health and Safe	ety Executive Ha	zard:	No	Strate	gic Employment Buffer:	0.0
Health and Safe	ety Executive Ga	s Pipeline:	No	Conse	ervation Areas	Ν
Ancient Monum	ent/Battlefield(%	b):	0.00	Listed	Buildings:	N
Public Rights of	Way:		No			
Other comments	s/observations o	n site characteristic	CS:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 1242 Site Name: Paddock, Church Lane, Meanwood, LS6

Planning History

Green Belt assessment -	only completed where site is v	within Green Belt
Would development of the site effectiv	ribbon development?	
Prevent neighbouring towns from n Would development of the site lead to Do natural/physical features provide a development? Overall Coalescence Conclusion:		
Does the site provide access to the co Does the site include local or national	between the site and the existing urban area? ountryside? conservation designated areas? nds, trees, hedgerows that are protected, or er? agricultural land? Are these in agricultural use?	
Preserve the setting and special ch Is the site within or adjacent to a cons feature? If yes, could development preserve the Overall Character Preservation Conclu	ervation area, listed building or other historical s character?:	
Greenbelt Assessment Conclusion:		
Conformity with Core S Main Urban Area Major Settlement Smaller Settlement Villages/Rural Developme Regeneration Priority Area:	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension ent unrelated to existing development	Brownfield Greenfield Mixed
Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 vay: 0.00

East Leeds

HLAA Conclusions	
Availability: Medium term (6-10 y Suitability: LDF to determine Achievability	: Medium term (6-10 years)
ummary of Infrastructure provider comments and other plan	ning requirements
Leeds City Council Highways inc Metro	Denk (4.5
Accessibility comment Good accessibility.	Rank (1-5
	5
Access Comments	Rank (1-5
Site frontage with Church lane should provide visibility.	5
Local network comment	Rank (1-5
Spare capacity.	5
Mitigation measure	Total sco
	15
Support? Need to combine with other sites: Suitability Yes Image: Support of the sites of	ity for partial development:
Highways Agency	
∿a <mark>Network Rail :</mark>	
Biodiversity	
Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendmen	nt
Unknown Impact - grassland needs a botanical survey in the summer	ed. ???
Natural England:	
Education	
Drainage/Water/Flooding	• .
Environment Agency Comments: Environment Agency Const	raintS:
/orkshire Water Comments: Yorkshire Water Waste Wat	er Treatment Works Comme

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _**Traveller Site Assessment**

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

Conclusion of Assessment

Conclusion summary:

Site is within the urban area, and surrounded by residential uses	, so residential development is acceptable in principle.
Parts of the site are sloping.	

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion: Red

25

Employment Conclusion: Red

Site Ref: 1243

Site Name: Former Rectory Paddock, Back Church Lane, Adel , LS16

Site Detail	S						
Northing:	440175		Area sq m:		5737.62	Ward	Adel and Wharfedale
Easting:	427677		Area Ha:	0.	573762	HMCA:	North
Site Chara	acteristi	CS					
Land Use							
Existing Use 1:		Agricultu	ure				
Existing Use 2:							
Existing Use 3:							
Neighbouring U	se 1	Residen	tial - Dwellings				
Neighbouring U	se 2:	Agricultu	ure				
Neighbouring U	se 3:						
Other uses:							
Site State:	(Greenfie	eld				
Site Detail							
Topography:			Sloping		Bound	laries:	Existing well defined
Natural Landsca	ape:		No Tree Cover		Road	Frontage	\checkmark
Distance to Rail	Station (me	etres):	3416.56		Distan	ice to bus stop (metres)	458.56
Nearest Railway	y Station		Horsforth		Bus S	top ID	4384
SFRA Flood Zo	ne:			0.00	Within	300m of retail centre bo	undary:
Environment Ag	gency Flood	Zone:		0.00	Agricu	Iltural Land Class:	
Health and Safety Executive Hazard:		No	Strate	gic Employment Buffer:	0.00		
Health and Safety Executive Gas Pipeline:		No	Conse	ervation Areas	Yes		
Ancient Monum	ent/Battlefie	ld(%):		0.00	Listed	Buildings:	No
Public Rights of	Way:			No			
Other comment	-/		ita abaraatariatiaa.				

Other comments/observations on site characteristics:

Small paddock on junction of Back Church Lane and Long Causeway, which both have a road frontage with the site. Site slopes down towards the junction. Trees straddle the site boundary.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Site Name: Former Rectory Paddock, Back Church Lane, Adel , LS16

Green Belt assessment - only	completed v	where site is v	vithin Green Be	lt
Check the unrestricted sprawl of large built Would development lead to/constitute ribbon de Would development result in isolated developm Is the site well connected to built up area (2+ bo Would development of the site effectively "round Do natural/physical features provide a good exist area and undeveloped land?	evelopment? ent? oundaries with exis d off" the settlemer	t pattern?:	□ □ ✓ Partial	
Overall sprawl conclusion: Low potential to lead to unrestricted sprawl				
Prevent neighbouring towns from merging				
Would development of the site lead to physical Do natural/physical features provide a good exi development?				
Overall Coalescence Conclusion: No merging of settlements				
Assist in safeguarding countryside from end	croachment			
Is there a strong defensible boundary between Does the site provide access to the countryside Does the site include local or national conserva Does the site include areas of woodlands, trees	? ition designated are	eas?		
significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricultu	-			
Does the site contain buildings?	Are thes	e in agricultural use?		
Overall countryside Encroachment Conclusion				
The site does not perform an important role in s	afeguarding the co	untryside from encroa	chment	
Preserve the setting and special character o	f historic towns			
Is the site within or adjacent to a conservation a feature?	area, listed building	or other historical		
If yes, could development preserve this charact	ter?:			
Overall Character Preservation Conclusion:				
Development of the site would have marginal effective	ffect on the setting	& special character of	historic features, which	С
Greenbelt Assessment Conclusion:				
Relates well to settlement. Well defined bounda area.	aries reduce potent	ial for further sprawl. (Overlaps conservation	
Conformity with Core Strateg	IУ			
Main Urban Area	Main Urban Area E	xtension	Brownfield	
Major Settlement	Major Settlement E	xtension	Greenfield	
Smaller Settlement	Smaller Settlement	Extension	Mixed	
Villages/Rural	Village/Rural Exter	nsion		
Development unrela	ted to existing deve	elopment		
Regeneration Priority Area:				
Inner South Leeds:	0.00	Aire Valley:		0.00
Leeds Bradford Corridor:	0.00	West Leeds Gatew	ay:	0.00

Site Name: Former Rectory Paddock, Back Church Lane, Adel , LS16

East Leeds

Availability: Short term (0-	5yrs) Suitability:	LDF to determine Achievability:	Long term (11+ years)
Summary of Infrast	ructure provide	r comments and other plan	ning requirements
Leeds City Council Hig	ghways inc Metro		
Accessibility comment			Rank (1-5
Public transport Core Strate	egy standards not met,	distance to schools ok but little else.	1
Access Comments			Rank (1-5
Can only be accessed thro	ough 1079.		3
			5
Local network comment			Rank (1-5
Local congestion issues.			3
			5
Mitigation measure			Total sco
Unknown at this stage.			7
Support?	Need to comb	ine with other sites: Suitabili	ty for partial development:
Yes with mitigation.	1079		
Highways Agency			
n/a			
Network Rail :			
<u>Biodiversity</u>			
West Yorkshire Ecology a	and LCC Ecology Offi		t
Supported			
Natural England:			
Education			
Drainage/Water/Floodi			
Environment Agency Com	nments:	Environment Agency Constr	raints:
	4	Yorkshire Water Waste Wate	ar Treatment Works Commo
Vorkchirg Water Common			
Yorkshire Water Commen	its:		

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site.	In conjunction with	sites 1079 and 1246	development could	be seen to effectively '	round off" the
settlement form.	Highway concerns	s regarding accessib	ility and can only be a	accessed via site 1079	· .

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed

18

Employment Conclusion: Not assessed Site Ref: 1246

Site Name: Former Rectory Paddock North of Memorial Rec Ground, Back Church Lane, Adel , LS16

Site Details						
Northing:	440096	Area sq m:	2	5095.86	Ward	Adel and Wharfedale
Easting:	427557	Area Ha:	2	.509586	HMCA:	North
Site Charac	teristics	i				
Land Use						
Existing Use 1:	Agr	iculture				
Existing Use 2:						
Existing Use 3:						
Neighbouring Use	1 Rec	reation & Leisure -	Outdoor spor	rt facility		
Neighbouring Use	e 2: Cor	nmunity Services -	Places of wor	hsip		
Neighbouring Use	e 3: Agri	iculture				
Other uses:						
Site State:	Gre	enfield				
<u>Site Detail</u>						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landscape	e:	Limited Tree	Cover	Road	Frontage	
Distance to Rail S	tation (metre	s): 3279.31		Distan	ice to bus stop (metres)	470.48
Nearest Railway S	Station	Horsforth		Bus S	top ID	4384
SFRA Flood Zone	:		0.00	Within	300m of retail centre bo	undary:
Environment Ager	ncy Flood Zor	ne:	0.00	Agricu	Iltural Land Class:	
Health and Safety	Executive Ha	azard:	No	Strate	gic Employment Buffer:	0.00
Health and Safety	Executive G	as Pipeline:	No	Conse	ervation Areas	Yes
Ancient Monumen	nt/Battlefield(%	%):	0.00	Listed	Buildings:	No
Public Rights of W	/ay:		No			
Other comments/c	observations	on site characteristi	cs:			

Paddock to the north of recreational land. Established tree cover on the eastern boundary of the site. Site has no road frontage and would need to be accessed from neighbouring sites; 1243 or 1079. Site is flat.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Leeds Bradford Corridor:

Green Belt assessment - only completed where site is within Green Belt				
Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in isolated development? Is the site well connected to built up area (2+ boundaries with existing built up area)? Would development of the site effectively "round off" the settlement pattern?: Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?]] artial]			
Overall sprawl conclusion: Low potential to lead to unrestricted sprawl				
Prevent neighbouring towns from merging Would development of the site lead to physical connection of settlements? Do natural/physical features provide a good existing barrier/boundary to contain development?] 2			
Overall Coalescence Conclusion: No merging of settlements				
Assist in safeguarding countryside from encroachment Is there a strong defensible boundary between the site and the existing urban area? Does the site provide access to the countryside? Does the site include local or national conservation designated areas? Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricultural land? Does the site contain buildings? Does the site contain buildings? Coverall countryside Encroachment Conclusion The site does not perform an important role in safeguarding the countryside from encroachm Preserve the setting and special character of historic towns Is the site within or adjacent to a conservation area, listed building or other historical feature? If yes, could development preserve this character?: Overall Character Preservation Conclusion: Development of the site would have marginal effect on the setting & special character of hist Greenbelt Assessment Conclusion:	nent			
Site links to settlement aren't as strong as adjacent sites (would need to be developed with contained reducing potential for sprawl. Overlaps conservation area.	these). Well			
Conformity with Core Strategy				
Main Urban Area Main Urban Area Extension Major Settlement Major Settlement Extension Smaller Settlement Smaller Settlement Extension Village/Rural Village/Rural Extension Development unrelated to existing development	Brownfield Greenfield Mixed			
Regeneration Priority Area: Inner South Leeds: 0.00	0.00			

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

West Leeds Gateway:

0.00

0.00

Site Name: Former Rectory Paddock North of Memorial Rec Ground, Back Church Lane, Adel , LS16

East Leeds

Availability: Short term (0-5yr	s) Suitability: No	Achievability: Unknown	n
ummary of Infrastru	cture provider con	nments and other planning req	uirements
Leeds City Council Highw	vays inc Metro		
Accessibility comment			Rank (1-5
Poor accessibility all road.			1
Access Comments			Rank (1-5
No highway frontage, poor ne through 1079.	twork unsuitable for large a	additional development, would need access	2
Local network comment			Rank (1-5
Local congestion issues.			3
			5
Mitigation measure			Total scor
unknown			6
Support?	Need to combine wit	h other sites: Suitability for partia	al development:
no	1079		
1			
Highways Agency			
Highways Agency Network Rail :			
<u>Network Rail :</u> Biodiversity			
<u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology and	LCC Ecology Officer:	Boundary Amendment	
<u>Network Rail :</u> Biodiversity	LCC Ecology Officer:	Boundary Amendment	
<u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology and	LCC Ecology Officer:	-	
Network Rail : Biodiversity West Yorkshire Ecology and Supported	LCC Ecology Officer:	-	
Network Rail : Biodiversity West Yorkshire Ecology and Supported Natural England: Education	LCC Ecology Officer:	-	
Network Rail : Biodiversity West Yorkshire Ecology and Supported Natural England:		-	
Network Rail : Biodiversity West Yorkshire Ecology and Supported Natural England: Education Drainage/Water/Flooding			
Network Rail : Biodiversity West Yorkshire Ecology and Supported Natural England: Education Drainage/Water/Flooding			nt Works Comme
Network Rail : Biodiversity West Yorkshire Ecology and Supported Natural England: Education Drainage/Water/Flooding Environment Agency Comme		Environment Agency Constraints:	nt Works Comme

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

Yes	No	Maybe
(Text)		
N	NL-	Maria a
	NO	Maybe
(Text)		
Yes	No	
	110	
(Text)		
Yes	No	Unknown
(Text)		
x		
	Yes (Text) Yes (Text)	(Text) Yes No (Text) Yes No

Conclusion of Assessment

Conclusion summary:

Green Belt site. In conjunction with sites 1079 and 1243 development could be seen to effectively 'round off' the settlement form. Highway concerns regarding accessibility and can only be accessed via site 1079 which may limit housing numbers.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed

66

Employment Conclusion: Not assessed 0

Northing:	438808	Area sq m:	9	3407.38	Ward	Weet	.woo
Easting:	427158	Area Ha:	9	.340738	HMCA:		Nort
Site Charac	teristics	;					
Land Use							
Existing Use 1:	Res	sidential - Residentia	al institution				
Existing Use 2:							
Existing Use 3:							
Neighbouring Use	e 1 Red	creation & Leisure -	Outdoor spor	rt facility			
Neighbouring Use	e 2: Res	sidential - Dwellings					
Neighbouring Use	e 3: Oth	er					
Other uses:	Go	vernment Buildings					
Site State:	Bro	wnfield					
Site Detail							
Topography:		Undulating		Bound	aries:	Existing well define	ed
Natural Landscap	e:	Limited Tree	Cover	Road F	Frontage	\checkmark	
Distance to Rail S	station (metre	s): 2757.19		Distan	ce to bus stop (metres)	64.85	
Nearest Railway S	Station	Horsforth		Bus St	op ID	13334	
SFRA Flood Zone):		0.00	Within	300m of retail centre bo	undary:	
Environment Age	ncy Flood Zo	ne:	0.00	Agricu	Itural Land Class:		
Health and Safety	Executive H	azard:	No	Strateg	gic Employment Buffer:		0.0
Health and Safety	Executive G	as Pipeline:	No	Conse	rvation Areas		Ν
Ancient Monumer	nt/Battlefield(%):	0.00	Listed	Buildings:		Ν
Public Rights of V	Vay:		No				

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	29.88
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	5.03		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

-	•				
Planning App No.	Proposal	Received	Decision	Status	Site %
H26/463/91/	500 student residential bedsit units, in 4 detached, 3 store y blocks and 3 detached, 4 sto rey blocks, with 100car parkin	12/11/1991	23/12/1991	A	16.45
10/03580/ADV	5no. freestanding monolith directional signs	02/08/2010	20/09/2010	А	25.36
13/00351/FU	Demolition of existing buildings	22/01/2013	07/03/2013	А	74.99
12/04051/OT	Outline Planning Application for the demolition of existing buildings and erection of circa 29 dwellings	24/09/2012		PCO	22.73
H26/1001/79/	Alterations, 4 storey extensio n, to form enlarged hall of re sidence, including 20 bedrooms, kitchens and toilets, a	08/10/1979	26/11/1979	A	62.31
12/02071/OT	Outline Application for residential development including partial means of access (to but not within the site) and demolition of existing buildings	09/05/2012	20/09/2012	A	80.62
11/05065/OT	Outline Application for residential development including means of access and demolition of existing buildings	02/12/2011	02/03/2012	R	80.62
H26/277/88/	Addition of 11, external fire escape staircases to hall of residence.	09/06/1988	25/07/1988	А	11.22

Green Belt assessment	- only completed where site is	within Green Belt
Would development of the site effective	ribbon development?	
Prevent neighbouring towns from a Would development of the site lead to Do natural/physical features provide a development? Overall Coalescence Conclusion:		
Does the site provide access to the c Does the site include local or national	 between the site and the existing urban area? ountryside? I conservation designated areas? ands, trees, hedgerows that are protected, or ver? a agricultural land? Are these in agricultural use? 	
Preserve the setting and special ch Is the site within or adjacent to a const feature? If yes, could development preserve th Overall Character Preservation Conc	servation area, listed building or other historical	
Greenbelt Assessment Conclusion	- 	
Conformity with Core S Main Urban Area Major Settlement Smaller Settlement Villages/Rural Developm Regeneration Priority Area:	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension	Brownfield Greenfield Mixed
Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 vay: 0.00

East Leeds

Availability:	Suitability:	Achievability:
Summary of Infras	tructure provider comments and ot	her planning requirements
Leeds City Council H	ighways inc Metro	
Accessibility comment		Rank (1-5
Public transport Core Stra	ttegy standards met for schools/health/local services	5 but not for rail service. 5
Access Comments		Rank (1-5
Existing accesses suitable	le, Adel Lane access needs improved visibility	5
Local network commen	t	Rank (1-5
Local congestion concerr	n over Adel Lane traffic use.	3
Mitigation measure		Total sco
	ane and footway improvements, crossing and cycle	link on A661 13
Support?	Need to combine with other sites:	Suitability for partial development:
Support? Yes with mitigation	Need to combine with other sites:	Suitability for partial development:
Yes with mitigation Highways Agency	Need to combine with other sites:	Suitability for partial development:
Yes with mitigation Highways Agency No objection	Need to combine with other sites:	Suitability for partial development:
Yes with mitigation Highways Agency	Need to combine with other sites:	Suitability for partial development:
Yes with mitigation Highways Agency No objection Network Rail :	Need to combine with other sites:	Suitability for partial development:
Yes with mitigation Highways Agency No objection Network Rail : Biodiversity		Suitability for partial development:
Yes with mitigation Highways Agency No objection Network Rail : Biodiversity		
Yes with mitigation Highways Agency No objection Network Rail : Biodiversity West Yorkshire Ecology		
Yes with mitigation Highways Agency No objection Network Rail : Biodiversity		
Yes with mitigation Highways Agency No objection Network Rail : Biodiversity West Yorkshire Ecology		
Yes with mitigation Highways Agency No objection Network Rail : Biodiversity West Yorkshire Ecology Natural England:		
Yes with mitigation Highways Agency No objection Network Rail : Biodiversity West Yorkshire Ecology Natural England: Education	and LCC Ecology Officer: Boundary	
Yes with mitigation <u>Highways Agency</u> No objection <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology Natural England: <u>Education</u> <u>Drainage/Water/Flooc</u>	and LCC Ecology Officer: Boundary	Amendment
Yes with mitigation Highways Agency No objection Network Rail : Biodiversity West Yorkshire Ecology Natural England: Education	and LCC Ecology Officer: Boundary	
Yes with mitigation <u>Highways Agency</u> No objection <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology Natural England: <u>Education</u> <u>Drainage/Water/Flooc</u>	and LCC Ecology Officer: Boundary	Amendment

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

Could site be effectively	Yes	No	Maybe
managed	(Text)	•	· · ·
managoa			
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
Site			
	X	N 1	
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
	Vaa	No	
Experience of previous	Yes	No	Unknown
encampments	(Text)		

Conclusion of Assessment

Conclusion summary:

The site has outline planning permission (20th September, 2012 - estimated 160 units) for residential development.						
Site Capacity (dwellings units):	160	Floorspace sq m (N	Ion residential):	0		
Residential Conclusion:	Retail C	conclusion:	Employment Cor	nclusion:		
Green	Red		Red			

Site Details						
Northing:	438489	Area sq m:	17:	3646.28	Ward	Weetwood
Easting:	426973	Area Ha:	17.	.364628	HMCA:	North
Site Charact	eristics					
Land Use						
Existing Use 1:	Recrea	ation & Leisure -	Outdoor spor	t facility		
Existing Use 2:						
Existing Use 3:						
Neighbouring Use 7	1 Reside	ential - Dwellings				
Neighbouring Use 2	2: Transp	oort - Transport tr	acks & ways			
Neighbouring Use 3	3: Reside	ential - Residentia	al institution			
Other uses:						
Site State:	Green	field				
<u>Site Detail</u>						
Topography:		Flat		Bound	laries:	Partially well-defined
Natural Landscape	:	Limited Tree	Cover	Road	Frontage	\checkmark
Distance to Rail Sta	ation (metres):	2633.99		Distan	ce to bus stop (metres)	180.44
Nearest Railway St	ation	Horsforth		Bus S	top ID	4416
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	oundary:
Environment Agend	y Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety E	Executive Haza	ard:	No	Strate	gic Employment Buffer:	0.0
Health and Safety E	Executive Gas	Pipeline:	No	Conse	ervation Areas	No
Ancient Monument/	Battlefield(%):		0.00	Listed	Buildings:	N
Public Rights of Wa	ay:		No			
Other comments/ob	oservations on	site characteristi	CS:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.96
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.20		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

	· •				
Planning App No.	Proposal	Received	Decision	Status	Site %
10/03580/ADV	5no. freestanding monolith directional signs	02/08/2010	20/09/2010	А	99.83
07/03275/FU	Amended application to construct synthetic turf hockey pitch with perimeter fencing and floodlighting, regrading and drainage of pitches	22/05/2007	30/08/2007	A	28.68
07/00890/FU	Construct synthetic turf hockey pitch with perimeter fencing and floodlighting, regrading and drainage of winter games pitches	12/02/2007	04/05/2007	W	53.73
H26/383/86/	Outline application to erect shop and leisure development to playing field site. (site area 21.5ha)	20/10/1986	30/01/1989	AP	98.97
20/43/05/FU	Variation of condition no 1 of deemed planning consent for north and east supertram (extension of time limit)	31/01/2005	25/07/2005	A	24.36

Green Belt assessment - only completed where site is within Green Belt				
Would development of the site effectively	oon development? elopment? (2+ boundaries with existing built up area)?			
Prevent neighbouring towns from mer Would development of the site lead to ph Do natural/physical features provide a go development? Overall Coalescence Conclusion:	ysical connection of settlements?			
Assist in safeguarding countryside from Is there a strong defensible boundary beto Does the site provide access to the country Does the site include local or national corr Does the site include areas of woodlands significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a age Does the site contain buildings? Overall countryside Encroachment Concel	ween the site and the existing urban area? tryside? nservation designated areas? , trees, hedgerows that are protected, or ricultural land? Are these in agricultural use?			
Preserve the setting and special chara Is the site within or adjacent to a conserve feature? If yes, could development preserve this c Overall Character Preservation Conclusion	ation area, listed building or other historical haracter?:			
Greenbelt Assessment Conclusion:	ategy			
Main Urban Area	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension	Brownfield Greenfield Mixed		
Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatev	0.00 vav: 0.00		

East Leeds

Availability:	Suitability:	Achievability:	
ummary of Infrastruc	cture provider co	omments and other planning requir	rements
_eeds City Council Highw	ays inc Metro		Daula (4.5
Accessibility comment	atandarda mat far aabaa	ols/health/local services but not for rail service.	Rank (1-5
			5
Access Comments			Rank (1-5
Portion of site to be protected for partial development of site.		nsport park and ride, mitigation works required	4
Local network comment		'	Rank (1-5
Local congestion issues			4
Mitigation measure			Total sco
Partial development only, pede	estrian crossings Otley F	Road and traffic calming Asdel Lane.	13
Support?	Need to combine w	vith other sites: Suitability for partial d	evelopment:
No	No	Yes with mitigation	
lighwavs Agency			
No objection			
No objection			
No objection Network Rail :			
Highways Agency No objection Network Rail : Biodiversity West Yorkshire Ecology and	LCC Ecology Officer:	Boundary Amendment	
No objection Network Rail : Biodiversity	LCC Ecology Officer:	Boundary Amendment	
No objection Network Rail : Biodiversity Nest Yorkshire Ecology and	LCC Ecology Officer:	Boundary Amendment	
No objection Network Rail : Biodiversity	LCC Ecology Officer:	Boundary Amendment	
No objection Network Rail : Biodiversity West Yorkshire Ecology and Natural England:	LCC Ecology Officer:	Boundary Amendment	
No objection Network Rail : Biodiversity West Yorkshire Ecology and Natural England:	LCC Ecology Officer:	Boundary Amendment	
No objection Network Rail : Biodiversity West Yorkshire Ecology and	LCC Ecology Officer:	Boundary Amendment	
No objection Network Rail : Biodiversity West Yorkshire Ecology and Natural England: Education	LCC Ecology Officer:	Boundary Amendment	
No objection Network Rail : Biodiversity West Yorkshire Ecology and Natural England: Education Drainage/Water/Flooding		Boundary Amendment	
No objection Network Rail : Biodiversity West Yorkshire Ecology and Natural England:			
No objection Network Rail : Biodiversity Nest Yorkshire Ecology and Natural England: Education Drainage/Water/Flooding Environment Agency Comme		Environment Agency Constraints:	
No objection Network Rail : Biodiversity Nest Yorkshire Ecology and Natural England: Education Drainage/Water/Flooding Environment Agency Comme			Vorks Comme
No objection Network Rail : Biodiversity Nest Yorkshire Ecology and Natural England: Education Drainage/Water/Flooding Environment Agency Comme		Environment Agency Constraints:	Vorks Comme
No objection Network Rail : Biodiversity West Yorkshire Ecology and Natural England: Education Drainage/Water/Flooding	ints:	Environment Agency Constraints:	Vorks Comme

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

The site is currently designated as Protected Playing Pitch (N6) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G13. The site is also a proposed park and ride site on the existing UDP.

 Site Capacity (dwellings units):
 521
 Floorspace sq m (Non residential):
 0

 Residential Conclusion:
 Retail Conclusion:
 Employment Conclusion:
 1

 Red
 Red
 Red

Site Details						
Northing:	437543	Area sq m:	3	33879.99	Ward	Horsfort
Easting:	424708	Area Ha:	3	3.387999	HMCA:	Nort
Site Charact	eristics					
Land Use						
Existing Use 1: Recreation & Leisure - C			Outdoor ame	enity & ope	n space	
Existing Use 2:						
Existing Use 3:						
Neighbouring Use 1	1 Recrea	tion & Leisure -	Allotment an	d city farm		
Neighbouring Use 2	2: Reside	ntial - Dwellings				
Neighbouring Use 3	3:					
Other uses:						
Site State:	Greenfi	eld				
<u>Site Detail</u>						
Topography:		Flat		Bound	aries:	Existing well defined
Natural Landscape:	:	Limited Tree	Cover	Road I	Frontage	
Distance to Rail Sta	ation (metres):	1622.23		Distan	ce to bus stop (metres)	275.25
Nearest Railway St	ation	Horsforth		Bus St	top ID	10200
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	oundary:
Environment Agence	y Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety E	Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.0
Health and Safety E	Executive Gas F	Pipeline:	No	Conse	rvation Areas	Ye
Ancient Monument/	Battlefield(%):		0.00	Listed	Buildings:	Ye
Public Rights of Wa	ay:		Yes			
Other comments/ob	oservations on s	site characteristi	cs:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.01	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History					
Planning App No.	Proposal	Received	Decision	Status	Site %
27/159/99/FU	Laying out of access and erection of 57 dwelling houses	29/09/1999	28/02/2000	AP	99.98
12/01963/FU	Erection of 34 houses and associated landscaping, access roads and public open space	30/04/2012	10/08/2012	R	99.22

Green Belt assessment -	only completed where site is v	within Green Belt
Would development of the site effective	ibbon development? evelopment? ea (2+ boundaries with existing built up area)?	
Prevent neighbouring towns from m Would development of the site lead to p Do natural/physical features provide a development? Overall Coalescence Conclusion:		
Does the site provide access to the con Does the site include local or national of	Detween the site and the existing urban area? untryside? conservation designated areas? ds, trees, hedgerows that are protected, or er? agricultural land? Are these in agricultural use?	
Preserve the setting and special char Is the site within or adjacent to a conser- feature? If yes, could development preserve this Overall Character Preservation Conclu	ervation area, listed building or other historical	
Greenbelt Assessment Conclusion:		
	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension nt unrelated to existing development	Brownfield Greenfield Mixed
Regeneration Priority Area: Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 vay: 0.00

East Leeds

Availability: Short term (0-	5yrs) S	Suitability:	LDF to de	termine	Ach	evability:	Medium	term (6-10 years)
Summary of Infrast	ructure	provide	er comm	ents and	d othe	[,] plann	ing req	uirements
Leeds City Council Hig	<u>ahways ir</u>	nc Metro						Dank (4
Accessibility comment Public transport Core Strate	egy Standa	rds not me	t schools of	chut little els	e			Rank (1-
	ygy Olanda							1
Access Comments								Rank (1-
Highway frontage but trees	s and stone	wall preve	nt suitable a	access and v	isibility.			2
								~
Local network comment								Rank (1-
Local congestion issues.								3
Mitigation measure								Total sco
Unknown at this stage.								6
	Ner							
Support?		ed to comp	oine with ot	her sites:		-	y for partia	al development:
Support? no	no	ed to comp	oine with ot	her sites:		Suitability no	y for partia	al development:
			bine with ot	her sites:		-	y for partia	al development:
no Highways Agency			bine with ot	her sites:		-	y for partia	al development:
no <mark>Highways Agency</mark> n/a			bine with ot	her sites:		-	y for partia	al development:
no Highways Agency			bine with ot	her sites:		-	y for partia	al development:
no Highways Agency n/a Network Rail :			bine with ot	her sites:		-	y for partia	al development:
no Highways Agency n⁄a Network Rail : Biodiversity	no					-	y for partia	al development:
no Highways Agency n/a Network Rail :	and LCC Ed	cology Off	icer:	Boun	dary Am	endment		
no <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecology a</u> Not supported (RED). Crag. proportion of this site, base	and LCC Ed g Wood LN d largely or	cology Off IA covers a in the prese	icer: I large nce of semi-	Boun	dary Am	endment		al development:
no Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a Not supported (RED). Crage proportion of this site, base mproved grassland. Recen revealed that the semi-impr	and LCC Ed g Wood LN d largely or nt botanical roved grass	cology Off IA covers a the prese surveys (2 sland area o	icer: large nce of semi- 012) have butside the	Boun	dary Am	endment		
no <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecology a</u> Not supported (RED). Crag proportion of this site, base mproved grassland. Recen revealed that the semi-impr _NA designation is also equ provides an important ecolo	and LCC Ed g Wood LN d largely or to botanical roved grass ually valuab ogical link b	cology Offi IA covers a the presers surveys (2 sland area of ble. The lan between wo	icer: large nce of semi- 012) have outside the d also odland area	Boun Poten	dary Am	endment		
no Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a Not supported (RED). Crage proportion of this site, based mproved grassland. Recen revealed that the semi-impr _NA designation is also equ provides an important ecolor to the north-west and south	and LCC Ed g Wood LN d largely or t botanical roved grass ually valuat bgical link b i-east. Need	cology Offi IA covers a the presers surveys (2 sland area of ble. The lan between wo	icer: large nce of semi- 012) have outside the d also odland area	Boun Poten	dary Am	endment		
no <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecology a</u> Not supported (RED). Crag proportion of this site, base mproved grassland. Recen revealed that the semi-impr _NA designation is also equ provides an important ecolo	and LCC Ed g Wood LN d largely or t botanical roved grass ually valuat bgical link b i-east. Need	cology Offi IA covers a the presers surveys (2 sland area of ble. The lan between wo	icer: large nce of semi- 012) have outside the d also odland area	Boun Poten	dary Am	endment		
no Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a Not supported (RED). Crag proportion of this site, based mproved grassland. Recen revealed that the semi-impr _NA designation is also equ provides an important ecolor to the north-west and south _ocal Wildlife Site (SEGI) cr Natural England:	and LCC Ed g Wood LN d largely or t botanical roved grass ually valuat bgical link b i-east. Need	cology Offi IA covers a the presers surveys (2 sland area of ble. The lan between wo	icer: large nce of semi- 012) have outside the d also odland area	Boun Poten	dary Am	endment		
no Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a Not supported (RED). Crage proportion of this site, based mproved grassland. Recen revealed that the semi-impr NA designation is also eque provides an important ecolor to the north-west and south _ocal Wildlife Site (SEGI) co	and LCC Ed g Wood LN d largely or t botanical roved grass ually valuat bgical link b i-east. Need	cology Offi IA covers a the presers surveys (2 sland area of ble. The lan between wo	icer: large nce of semi- 012) have outside the d also odland area	Boun Poten	dary Am	endment		
no Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a Not supported (RED). Crag proportion of this site, based mproved grassland. Recen revealed that the semi-impr _NA designation is also equ provides an important ecolor to the north-west and south _ocal Wildlife Site (SEGI) cr Natural England:	and LCC Ed g Wood LN d largely or ti botanical roved grass ually valuat bgical link b i-east. Need riteria.	cology Offi IA covers a the presers surveys (2 sland area of ble. The lan between wo	icer: large nce of semi- 012) have outside the d also odland area	Boun Poten	dary Am	endment		
no Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a Not supported (RED). Crago proportion of this site, based mproved grassland. Recen revealed that the semi-impr _NA designation is also equ provides an important ecolor to the north-west and south _ocal Wildlife Site (SEGI) co Natural England: Education	and LCC Ed g Wood LN d largely or t botanical roved grass ually valuab ogical link b t-east. Need riteria.	cology Offi IA covers a the presers surveys (2 sland area of ble. The lan between wo	icer: I large nce of semi- 012) have butside the id also odland area sessed agai	Boun Poten	dary Am tial Loca	endment Wildlife S	Site - needs	
no Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a Not supported (RED). Crage proportion of this site, based mproved grassland. Recen revealed that the semi-impr NA designation is also eque provides an important ecolo to the north-west and south _ocal Wildlife Site (SEGI) co Natural England: Education Drainage/Water/Floodin	and LCC Ed g Wood LN d largely or t botanical roved grass ually valuab ogical link b t-east. Need riteria.	cology Offi IA covers a the presers surveys (2 sland area of ble. The lan between wo	icer: I large nce of semi- 012) have butside the id also odland area sessed agai	Boun Poten s nst	dary Am tial Loca	endment Wildlife S	Site - needs	
no Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a Not supported (RED). Crage proportion of this site, based mproved grassland. Recen revealed that the semi-impr NA designation is also eque provides an important ecolo to the north-west and south _ocal Wildlife Site (SEGI) co Natural England: Education Drainage/Water/Floodin	no no g Wood LN d largely or nt botanical roved grass ually valuat goical link b i-east. Need riteria.	cology Offi IA covers a the presers surveys (2 sland area of ble. The lan between wo	icer: Iarge nce of semi- 012) have outside the d also odland area sessed agai	Boun Poten s nst	dary Am tial Loca	endment Wildlife S	Site - needs	

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Part of the site is designated as proposed greenspace (N5) on the existing UDP, linking to greenspace to the north west, north east and south of the site. See also greenspace section, page 35, question G14. A planning application for residential development was previously refused due to loss of greenspace, conservation reasons, and access issues. Highway concerns regarding access as the site has no road frontage and accessibility.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Retail Conclusion: Not assessed

121

Employment Conclusion: Not assessed

Site Ref: 2046

Site Name: North Ives Farm, Brownberrie Gardens, Horsforth, LS18

Site Details	S						
Northing:	439444	Area sq m:	145	5613.08	Ward		Horsforth
Easting:	424143	Area Ha:	14.	561308	HMCA:		North
Site Chara	cteristics						
Land Use							
Existing Use 1:	Agricult	ure					
Existing Use 2:							
Existing Use 3:							
Neighbouring Us	e 1 Agricult	ure					
Neighbouring Us	e 2: Resider	ntial - Dwellings					
Neighbouring Us	se 3:						
Other uses:							
Site State:	Greenfi	eld					
Site Detail							
Topography:		Undulating		Bound	aries:	Existing well of	lefined
Natural Landsca	pe:	Limited Tree	Cover	Road F	Frontage	\checkmark	
Distance to Rail	Station (metres):	412.02		Distan	ce to bus stop (metres)	360.12	
Nearest Railway	Station	Horsforth		Bus St	op ID	1799	
SFRA Flood Zon	ie:		1.00	Within	300m of retail centre bo	undary:	
Environment Age	Environment Agency Flood Zone:			Agricul	Itural Land Class:		
Health and Safet	Health and Safety Executive Hazard:			Strateg	gic Employment Buffer:		0.00
Health and Safet	ty Executive Gas F	Pipeline:	No	Conse	rvation Areas		No
Ancient Monume	ent/Battlefield(%):		0.00	Listed	Buildings:		Yes
Public Rights of	Way:		Yes				
Other comments	observations on s	ite characteristi	cs:				

UDP Designation

Greenbelt - N32 (%):	99.53	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	98.17		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Name: North Ives Farm, Brownberrie Gardens, Horsforth, LS18

Planning History					
Planning App No.	Proposal	Received	Decision	Status	Site %
H28/241/81/	Insulation of dwellings within the 45nni contour in accordance with condition 9, application number 77/28/00436	28/07/1981	24/08/1981	A	37.03

Site Name: North Ives Farm, Brownberrie Gardens, Horsforth, LS18

Green Belt assessment - only com	pleted where site is v	vithin Green Belt	
Check the unrestricted sprawl of large built up are	as		
Would development lead to/constitute ribbon development	nent?		
Would development result in isolated development?			
Is the site well connected to built up area (2+ boundari	es with existing built up area)?	\checkmark	
Would development of the site effectively "round off" the	ne settlement pattern?:	Partial	
Do natural/physical features provide a good existing baarea and undeveloped land?	arrier between existing urban		
Overall sprawl conclusion: Low potential to lead to unrestricted sprawl			
Prevent neighbouring towns from merging			
Would development of the site lead to physical connect	ction of settlements?		
Do natural/physical features provide a good existing b development?			
Overall Coalescence Conclusion:			
No merging of settlements			
Assist in safeguarding countryside from encroach	ment		
Is there a strong defensible boundary between the site	e and the existing urban area?		
Does the site provide access to the countryside?		\checkmark	
Does the site include local or national conservation de	signated areas?		
Does the site include areas of woodlands, trees, hedg significant unprotected tree/hedge cover?	erows that are protected, or		
Does the site include grade 1, 2, or 3a agricultural land	d?	\checkmark	
Does the site contain buildings?	Are these in agricultural use?	\checkmark	
Overall countryside Encroachment Conclusion			
The site performs an important role safeguarding cour	tryside from encroachment		
Preserve the setting and special character of histo	ric towns		
Is the site within or adjacent to a conservation area, list feature?	sted building or other historical		
If yes, could development preserve this character?:			
Overall Character Preservation Conclusion:			
Development of the site would have no effect on the s	etting and special character of hist	oric features	
Greenbelt Assessment Conclusion:			
Relates well to urban area. Low potential for further sp and performs an important safeguarding role.	orawl, however, site does provide a	access to counrtyside	
Conformity with Core Strategy			
	Irban Area Extension	Brownfield	
	Settlement Extension	Greenfield	
	r Settlement Extension	Mixed	
	/Rural Extension		
Development unrelated to	existing development		
Regeneration Priority Area:			0.00
Inner South Leeds:	0.00 Aire Valley:		0.00 0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay.	0.00

Site Name: North Ives Farm, Brownberrie Gardens, Horsforth, LS18

East Leeds

Availability: Short term	(0-5yrs) Suitability:	LDF to dete	ermine	Achievability: Long te	erm (11+ years)
Summary of Infra	structure provide	r comme	ents and ot	ther planning red	quirements
Leeds City Council H	lighways inc Metro				
Accessibility comment					Rank (1-5
Small portion of site ok fo	or education/health access	sibility. Som	e local facilities	including rail ok.	3
Access Comments					Rank (1-
Highway frontage but ac	dequate access not achiev	able for the	amount of dwe	Illings proposed.	2
Local network comme	nt				Rank (1-5
Local congestion issues					3
Mitigation measure					Total sco
Unknown at this stage.					8
Support?	Need to combi	ne with oth	er sites:	Suitability for part	ial development:
no	no			yes but very limited	
Highways Agency					
n/a					
Network Rail :					
Horsforth Station improve	ements, general asset pro	tection issue	es		
<u>Biodiversity</u>					
	y and LCC Ecology Offic		-	/ Amendment	
	o site designations but larg grassland small fields, an		excluded a RM/2046.	d with mitigation if Red h and the boundary is amo Mitigation will still be re nabitats are protected ar	ended as per drawir quired to ensure
Natural England:				· · · · ·	
Education					
Drainage/Water/Floo	ding				
Environment Agency Co	omments:	E	nvironment Ag	gency Constraints:	
Yorkshire Water Comm	ents:	Y	orkshire Wate	r Waste Water Treatmo	ent Works Comme
LCC Flood Risk Manage	ement:				
<u>Utilities</u>					

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site performs a role in safeguarding the countryside from encroachment, but is relatively well contained with residential development to three sides, except the north. The site is also designated as proposed open space (N5) on the existing UDP. See also greenspace section, page 35, question G15. The site also lies within the airport public safety zone where development is not permitted and there are Highways concerns regarding access and local network constraints.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed

383

Employment Conclusion: Not assessed

Site Details						
Northing:	437514	Area sq m:	2	2965.94	Ward	Weetwoo
Easting:	426291	Area Ha:	2	.296594	HMCA:	Nor
Site Charact	teristics					
Land Use						
Existing Use 1:	Commu	unity Services - E	ducation			
Existing Use 2:	Recrea	tion & Leisure - C	utdoor ame	enity & ope	n space	
Existing Use 3:	Transp	ort - Car Parks				
Neighbouring Use	1 Recrea	tion & Leisure - C	utdoor spor	rt facility		
Neighbouring Use	2: Reside	ntial - Dwellings				
Neighbouring Use	3:					
Other uses:						
Site State:	Mix					
Site Detail						
Topography:		Flat		Bound	aries:	Existing well defined
Natural Landscape):	Limited Tree C	over	Road I	Frontage	\checkmark
Distance to Rail St	ation (metres):	1761.63		Distan	ce to bus stop (metres)	86.21
Nearest Railway St	tation	Headingley		Bus St	top ID	9535
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	oundary:
Environment Agen	cy Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety	Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.0
Health and Safety	Executive Gas F	Pipeline:	No	Conse	rvation Areas	Ye
Ancient Monument	/Battlefield(%):		0.00	Listed	Buildings:	Ye
Public Rights of Wa	ay:		Yes			
Other comments/ol	bservations on s	site characteristic	S:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	12.50
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	12.50		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History						
Planning App No.	Proposal	Received	Decision	Status	Site %	
0-26/12/03/MOD	Conversion of house to two flats & three new build flats	17/03/2003	25/03/2003	M04	67.65	
26/303/97/FU	2 storey sports academy with detached 2 storey 40 bedroom dormitory and laying out of sports pitches	14/08/1997	16/06/1998	R	100.00	
H26/505/82/	Detached changing rooms, to sc hool playing field. (this item is also notice under reg ulation 4(1) of the town and c	14/12/1982	04/01/1983	A	12.99	
H26/18/83/	Detached changing rooms, with showers, toilets and store , to school playing fields. (this item	17/01/1983	15/02/1983	A	100.00	

Green Belt assess	sment - only completed where site is within Green Be	lt
Would development lead to Would development result i Is the site well connected to Would development of the s	b built up area (2+ boundaries with existing built up area)?	
	site lead to physical connection of settlements?	
Is there a strong defensible Does the site provide acces Does the site include local Does the site include areas significant unprotected tree	or national conservation designated areas?	
C C		
Greenbelt Assessment Co	onclusion:	
Conformity with Main Urban Area Major Settlement Smaller Settlement Villages/Rural	Core Strategy Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension Village/Rural Extension	
Regeneration Priority Ar Inner South Leeds: Leeds Bradford Corridor	0.00 Aire Valley:	0.00 0.00

East Leeds

Public transport Core Strategy standards met for schools/health/local services but not for rail service. 5 Access Comments Rank (1-5 Bus stop and pedestrian crossing to consider in proximity of access but should be achievable. 5 Local network comment Rank (1-5 Local congestion issues. 3 Mitigation measure Total sco Unknown at this stage 13 Support? Need to combine with other sites: Yes no Highways Agency Va Network Rail : Supported Supported Vatural England:		Medium term (6-1	10 y Suitability:	Yes	Achievability: Medium ter	m (6-10 years)
Accessibility comment Rank (1-4 Public transport Core Strategy standards met for schools/health/local services but not for rail service. 5 Access Comments Rank (1-4 Bus stop and pedestrian crossing to consider in proximity of access but should be achievable. 5 Local network comment Rank (1-4 Lacal congestion issues. 3 Mitigation measure Total sec Unknown at this stage 13 Support? Need to combine with other sites: Sultability for partial development: yes Highways Agency Va Vatural England: Education Environment Agency Constraints:	Summary	of Infrastrue	cture provide	r comments and o	other planning requi	rements
Public transport Core Strategy standards met for schools/health/local services but not for rail service. Access Comments Bus stop and pedestrian crossing to consider in proximity of access but should be achievable. Succal network comment Local congestion issues. Mitigation measure Total sco Unknown at this stage Need to combine with other sites: Suitability for partial development: yes no Yes Highways Agency Va Need to Cology Officer: Boundary Amendment Supported Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Drainage/Water/Flooding Environment Agency Constraints:			ays inc Metro			
Access Comments Bus stop and pedestrian crossing to consider in proximity of access but should be achievable. Local network comment Local congestion issues. Contract of the stage Total sco Unknown at this stage Unknown at this stage Unknown at this stage I a a a a a a a a a a a a a a a a a a		-				Rank (1-5
Bus stop and pedestrian crossing to consider in proximity of access but should be achievable. 5 Local network comment Rank (1-2 Local congestion issues. 3 Mitigation measure Total scc Unknown at this stage 13 Support? Need to combine with other sites: Suitability for partial development: yes	Public transp	oort Core Strategy	standards met for s	schools/health/local servic	es but not for rail service.	5
Local network comment Local congestion issues. Local congestion issues. Mitigation measure Total scc Total scc Ind Support? Need to combine with other sites: Suitability for partial development: yes no Need to combine with other sites: Suitability for partial development: yes Need to combine with other sites: Suitability for partial development: yes Need to combine with other sites: Suitability for partial development: yes Need to combine with other sites: Suitability for partial development: yes Need to combine with other sites: Suitability for partial development: yes Need to combine with other sites: Suitability for partial development: yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Yes Need to combine with other sites: Suitability for partial development: Need to combine with other sites: Suitability for partial development: Supported Need to combine with other sites: Supported Need to combine with other sites: Supported Need to combine with other sites: Supported Need to combine with other sites	Access Co	mments				Rank (1-5
Local congestion issues. 3 Mitigation measure Total sco Unknown at this stage 13 Support? Need to combine with other sites: Suitability for partial development: yes no yes Highways Agency yes Va Yes Biodiversity Need to Coology Officer: Boundary Amendment Supported Supported Image: Supported Vatural England: Education Environment Agency Constraints:	Bus stop an	ıd pedestrian cross	sing to consider in p	proximity of access but sho	ould be achievable.	5
Mitigation measure Total sco Unknown at this stage 13 Support? Need to combine with other sites: yes no Highways Agency va Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:	Local netw	ork comment				Rank (1-5
Unknown at this stage 13 Support? Need to combine with other sites: Suitability for partial development: yes no yes Highways Agency Va Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Crainage/Water/Flooding Environment Agency Constraints: Environment Agency Constraints:	Local conge	estion issues.				3
Unknown at this stage 13 Support? Need to combine with other sites: Suitability for partial development: yes no yes Highways Agency Va Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Crainage/Water/Flooding Environment Agency Constraints: Environment Agency Constraints:	Mitigation I	measure				Total sco
yes no yes Highways Agency ya ya Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported	Unknown at	t this stage				13
Highways Agency Va Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Drainage/Water/Flooding Environment Agency Constraints:	Support?		Need to comb	ine with other sites:	Suitability for partial of	development:
Vatwork Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Vatural England: Education Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:	yes		no		yes	
Vatwork Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Vatural England: Education Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:						
Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:	Highways n/a	Agency				
Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported	Network R	<u>ail :</u>				
Supported Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:	Biodiversit	ty				
Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:		hire Ecology and	LCC Ecology Offi	cer: Bounda	ry Amendment	
Education Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:	West Yorks			11		
Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:	West Yorksl Supported					
Environment Agency Comments: Environment Agency Constraints:	Supported					
	Supported	land:				
Yorkshire Water Comments: Yorkshire Water Waste Water Treatment Works Comme	Supported Natural Eng Education	Jand:				
	Supported Natural Eng Education Drainage/V	land: Nater/Flooding	ints:	Environment A	Agency Constraints:	
	Supported Natural Eng Education Drainage/V Environmen	lland: <u>Nater/Flooding</u> nt Agency Comme	ents:			Works Comme

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy_Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Former West Park Centre, within the urban area. Residential development acceptable in principle as this is a brownfield site within a residential area. Existing buildings on site formerly in community use.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail	Conclusion:
Red	

69

Employment Conclusion:

Red

Site Details						
Northing:	441359	Area sq m:	116	3300.59	Ward	Alwoodle
Easting:	428922	Area Ha:	116.	.330059	HMCA:	Nor
Site Charac	teristics	5				
Land Use						
Existing Use 1:	Agr	iculture				
Existing Use 2:						
Existing Use 3:						
Neighbouring Use	1 Agr	iculture				
Neighbouring Use	2: Res	sidential - Dwellings				
Neighbouring Use	3: Red	creation & Leisure - 0	Outdoor spor	t facility go	lf course	
Other uses:	Util	ities - water storage	(reservoir)			
Site State:	Gre	enfield				
Site Detail						
Topography:		Undulating		Bound	aries:	Partially well-defined
Natural Landscape	e :	Limited Tree 0	Cover	Road F	Frontage	\checkmark
Distance to Rail St	ation (metre	s): 5018.41		Distan	ce to bus stop (metres)	583.44
Nearest Railway S	tation	Horsforth		Bus St	op ID	172
SFRA Flood Zone			1.00	Within	300m of retail centre bo	undary:
Environment Agen	cy Flood Zo	ne:	1.00	Agricul	tural Land Class:	
Health and Safety	Executive H	azard:	No	Strateg	ic Employment Buffer:	0.0
Health and Safety	Executive G	as Pipeline:	No	Conse	rvation Areas	Ν
Ancient Monumen	t/Battlefield(%):	0.00	Listed	Buildings:	Ye
Public Rights of W	ay:		Yes			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.99	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Green Belt assessment - only completed where site	is within Green Belt
Check the unrestricted sprawl of large built up areas	
Would development lead to/constitute ribbon development?	
Would development result in isolated development?	
Is the site well connected to built up area (2+ boundaries with existing built up area)?
Would development of the site effectively "round off" the settlement pattern?:	No
Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?	
Overall sprawl conclusion:	
High potential to lead to unrestricted sprawl	
Prevent neighbouring towns from merging	
Would development of the site lead to physical connection of settlements?	
Do natural/physical features provide a good existing barrier/boundary to contain development?	
Overall Coalescence Conclusion:	
No merging but there is no defensible boundary	
Assist in safeguarding countryside from encroachment	
Is there a strong defensible boundary between the site and the existing urban area	?
Does the site provide access to the countryside?	
Does the site include local or national conservation designated areas?	
Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?	
Does the site include grade 1, 2, or 3a agricultural land?	\checkmark
Does the site contain buildings?	use?
Overall countryside Encroachment Conclusion	
The site performs an important role safeguarding countryside from encroachment	
Preserve the setting and special character of historic towns	
Is the site within or adjacent to a conservation area, listed building or other historicate feature?	al 🗌
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Development of the site would have no effect on the setting and special character of	of historic features
Greenbelt Assessment Conclusion:	
Development of the site would lead to a significant incursion into the Green Belt cre	eating unrestricted sprawl
Conformity with Core Strategy	
Main Urban Area 📄 Main Urban Area Extension 📄	Brownfield
Major Settlement Major Settlement Extension	Greenfield
Smaller Settlement Smaller Settlement Extension	Mixed
Villages/Rural Village/Rural Extension	
Development unrelated to existing development	
Regeneration Priority Area:	
Inner South Leeds: 0.00 Aire Valley:	0.00

Leeds Bradford Corridor:

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

West Leeds Gateway:

0.00

0.00

East Leeds

Availability:	Suitability:	Achievabilit	ty:
Summary of Infrast	tructure provider co	omments and other plar	nning requirements
Leeds City Council Hig	ghways inc Metro		
Accessibility comment			Rank (1-5)
Entire site outside accessil and education.	bility standards. Small perce	ntage within walking distance of pr	rimary health 2
Access Comments			Rank (1-5)
	uld require multiple accesses given the limited road fronta	s to be provided, difficult to see hov ges available.	w this 2
Local network comment			Rank (1-5)
King Lane in vicinity of site	e has significant defiencies.		1
Mitigation measure			Total scor
Unknown. Site has only a	small frontage onto King La	ne, so extensive mitigation works w	would not 5
appear possible.			J
Support?	Need to combine w	vith other sites: Suitab	ility for partial development:
No			<u> </u>
Highways Agency			
	quire significant physical miti	gation	
<u>Network Rail :</u>			
Biodiversity			
West Yorkshire Ecology	and LCC Ecology Officer:	Boundary Amendme	ent
Reservoir Site of Special S designated based on its wi	site-specific designations but ccientific Interest is nationally ntering and migrating wildfov an water at night for protectic and by day.	/ wl – these	
Natural England:			
<u>Education</u>			
Drainage/Water/Floodi	ina		
Environment Agency Cor		Environment Agency Cons	straints:
risk). However, any site sp (FRA) must investigate the	1 on the EA Flood Map (low ecific Flood Risk Assessmer small unnamed watercourse oir as a source of flood risk. an must be amended	nt	
accordingly.			

Site Ref: 2051A Site Name: King Lane, Alwoodley, LS17

Large surface water sewers within south and east of site and raw water main in east.

Knostrop High Level

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.

Site Capacity (dwellings units):

2821

Floorspace sq m (Non residential):

0

Residential Conclusion:

Retail Conclusion: Not assessed Employment Conclusion: Not assessed

Northing:	440640	Area sq m:	20	3180.02	Ward	Alw	oodle
Easting:	428415	Area Ha:	20	.318002	HMCA:		Nort
Site Charact	eristics						
_and Use							
Existing Use 1:	Agri	culture					
Existing Use 2:							
Existing Use 3:							
Neighbouring Use	1 Rec	reation & Leisure -	Outdoor spor	t facility			
Neighbouring Use	2: Res	idential - Dwellings					
Neighbouring Use	3: Fore	estry - Managed Fo	rest				
Other uses:							
Site State:	Gree	enfield					
<u>Site Detail</u>							
Topography:		Sloping		Bounda	aries:	Existing well define	ned
Natural Landscape	:	Limited Tree	Cover	Road F	rontage	\checkmark	
Distance to Rail Sta	ation (metres	s): 4266.64		Distanc	e to bus stop (metres)	255.86	
Nearest Railway St	ation	Horsforth		Bus Sto	op ID	7075	
SFRA Flood Zone:			0.00	Within 3	300m of retail centre bo	undary:	
Environment Ageno	cy Flood Zon	e:	0.00	Agricult	tural Land Class:		
Health and Safety I	Executive Ha	azard:	No	Strateg	ic Employment Buffer:		0.0
Health and Safety I	Executive Ga	as Pipeline:	No	Conser	vation Areas		Ν
Ancient Monument	/Battlefield(%	6):	0.00	Listed E	Buildings:		Ye
Public Rights of Wa			Yes				

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.99	Urban Green Corridor - N8 (%):	26.87
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Leeds Bradford Corridor:

Green Belt assessment - on	ly completed where site is	within Green Belt
Check the unrestricted sprawl of large b Would development lead to/constitute ribbo Would development result in isolated devel Is the site well connected to built up area (2 Would development of the site effectively "r Do natural/physical features provide a good area and undeveloped land?	opment? epment? epment? ound off" the settlement pattern?:	□ □ ▼ No
<u>Overall sprawl conclusion:</u> Low potential to lead to unrestricted sprawl		
Prevent neighbouring towns from mergi	ng	
Would development of the site lead to phys Do natural/physical features provide a good development?		
Overall Coalescence Conclusion: No merging of settlements		
Assist in safeguarding countryside from	encroachment	
Is there a strong defensible boundary betwee Does the site provide access to the country	een the site and the existing urban area?	
Does the site include local or national cons Does the site include areas of woodlands, t significant unprotected tree/hedge cover?	•	
Does the site include grade 1, 2, or 3a agric Does the site contain buildings?	cultural land? Are these in agricultural use?	
Overall countryside Encroachment Conclus	sion	
The site performs an important role safegua	arding countryside from encroachment	
Preserve the setting and special charact	er of historic towns	
Is the site within or adjacent to a conservati feature?	ion area, listed building or other historical	
If yes, could development preserve this cha	aracter?:	
Overall Character Preservation Conclusion	<u>.</u>	
Development of the site would have no effe	ect on the setting and special character of his	toric features
Greenbelt Assessment Conclusion:		
Unrelated to the existing settlement pattern	 Well contained site reducing potential for full 	irther sprawl.
Conformity with Core Strat	egy	
Main Urban Area	Main Urban Area Extension	Brownfield
Major Settlement	Major Settlement Extension	Greenfield
Smaller Settlement	Smaller Settlement Extension	Mixed
Villages/Rural	Village/Rural Extension	
Development ur	related to existing development	
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley:	0.00

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

West Leeds Gateway:

0.00

0.00

East Leeds

Availability:	Suitability:	Achievability:	
Summary of Infra	structure provider co	mments and other planning requi	rements
Leeds City Council I	lighways inc Metro		
Accessibility comment			Rank (1-5
Entire site outside acces and education.	sibility standards, small percen	tage within walking distance of primary health	2
Access Comments			Rank (1-5
	rould require multiple accesses et given the limited road frontag	to be provided, difficult to see how this ges available.	2
Local network comme	nt	, i	Rank (1-5
King Lane in vicinity of s	site has significant defiencies.		1
Mitigation measure			Total sco
	a small frontage onto King Lan	e, so extensive mitigation works would not	_
appear possible.	5 5	, 3	5
Support?	Need to combine wi	th other sites: Suitability for partial d	evelopment:
Support? No	Need to combine wi	th other sites: Suitability for partial d	evelopment:
	Need to combine wi	th other sites: Suitability for partial d	evelopment:
No	Need to combine wi	th other sites: Suitability for partial d	evelopment:
No Highways Agency	Need to combine wi		evelopment:
Highways Agency Major impact - Likely to r			evelopment:
No Highways Agency Major impact - Likely to r Network Rail :			evelopment:
No Highways Agency Major impact - Likely to r Network Rail : Biodiversity			levelopment:
No Highways Agency Major impact - Likely to r Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). No Reservoir SSSI is nation and migrating wildfowl –	require significant physical mitig	ation Boundary Amendment Eccup Intering Den	evelopment:
No <u>Highways Agency</u> Major impact - Likely to r <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolog</u> Not supported (RED). No Reservoir SSSI is nation and migrating wildfowl – water at night for protect	y and LCC Ecology Officer: o site-specific designations but ally designated based on its wir these birds generally use the o	ation Boundary Amendment Eccup Intering Den	levelopment:
No <u>Highways Agency</u> Major impact - Likely to r <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolog</u> Not supported (RED). No Reservoir SSSI is nation and migrating wildfowl – water at night for protect by day.	y and LCC Ecology Officer: o site-specific designations but ally designated based on its wir these birds generally use the o	ation Boundary Amendment Eccup Intering Den	levelopment:
No Highways Agency Major impact - Likely to r Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). Not Reservoir SSSI is nation and migrating wildfowl – water at night for protect by day. Natural England:	y and LCC Ecology Officer: o site-specific designations but ally designated based on its wir these birds generally use the o	ation Boundary Amendment Eccup Intering Den	levelopment:
No Highways Agency Major impact - Likely to r Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). Not Reservoir SSSI is nation and migrating wildfowl – water at night for protect by day. Natural England: Education	y and LCC Ecology Officer: o site-specific designations but ally designated based on its wir these birds generally use the option and feed on surrounding gra	ation Boundary Amendment Eccup Intering Den	levelopment:
No Highways Agency Major impact - Likely to r Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). Not Reservoir SSSI is nation and migrating wildfowl – water at night for protect by day. Natural England:	y and LCC Ecology Officer: o site-specific designations but ally designated based on its wire these birds generally use the opion and feed on surrounding gradient of the opion and feed on surrounding gradie	ation Boundary Amendment Eccup Intering Den	levelopment:
No Highways Agency Aajor impact - Likely to r Network Rail : Biodiversity Vest Yorkshire Ecolog Not supported (RED). Not Reservoir SSSI is nation and migrating wildfowl – vater at night for protect by day. Natural England: Education Drainage/Water/Floo	y and LCC Ecology Officer: o site-specific designations but ally designated based on its wire these birds generally use the opion and feed on surrounding gradient of the opion and feed on surrounding gradie	ation Boundary Amendment Eccup Itering Den assland	levelopment:
No Highways Agency Major impact - Likely to r Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). Not Reservoir SSSI is nation and migrating wildfowl – vater at night for protect by day. Natural England: Education Drainage/Water/Floo	y and LCC Ecology Officer: posite-specific designations but I ally designated based on its wir these birds generally use the op ion and feed on surrounding gra	ation Boundary Amendment Eccup Itering Den assland	

<u>Utilities</u> Gas:
Electric:
Telecom:
Fire and Rescue Services:
<u>Built Heritage</u> Leeds City Council:
West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

The site has no defensible Green Belt boundary, but the potential sprawl is contained by the golf course, road and woodland.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

Residential Conclusion:

Not

532

Retail Conclusion: Not assessed Employment Conclusion: Not assessed

Site Details	i i					
Northing:	439393	Area sq m:	17	1709.26	Ward	Adel and Wharfedal
Easting:	428319	Area Ha:	17.	.170926	HMCA:	Nort
Site Charac	teristics					
Land Use						
Existing Use 1:	Agricul	ture				
Existing Use 2:	-					
Existing Use 3:						
Neighbouring Use	e 1 Agricul	ture				
Neighbouring Use	e 2: Reside	ntial - Dwellings				
Neighbouring Use	93:					
Other uses:						
Site State:	Greenf	ield				
Site Detail						
Topography:		Sloping		Bounda	aries:	Existing well defined
Natural Landscap	e:	Limited Tree C	over	Road F	Frontage	\checkmark
Distance to Rail S	station (metres):	3873.85		Distanc	ce to bus stop (metres)	495.23
Nearest Railway S	Station	Headingley		Bus St	op ID	11321
SFRA Flood Zone):		1.00	Within	300m of retail centre bo	oundary:
Environment Ager	ncy Flood Zone:		1.00	Agricul	tural Land Class:	
Health and Safety	Executive Haza	rd:	No	Strateg	ic Employment Buffer:	0.0
Health and Safety	Executive Gas	Pipeline:	No	Consei	rvation Areas	Ν
Ancient Monumer	nt/Battlefield(%):		0.00	Listed	Buildings:	Ye
Public Rights of V	Vay:		Yes			
Other comments/	observations on	site characteristic	ç.			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	98.52	Urban Green Corridor - N8 (%):	98.52
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	57.15		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Green Belt assessr	ment - only complete	d where site is v	vithin Green Be	əlt
Check the unrestricted spra	awl of large built up areas			
Would development lead to/c	onstitute ribbon development?			
Would development result in i	isolated development?			
Is the site well connected to b	ouilt up area (2+ boundaries with e	existing built up area)?	\checkmark	
Would development of the site	e effectively "round off" the settler	ment pattern?:	Partial	
Do natural/physical features p area and undeveloped land?	provide a good existing barrier bet	ween existing urban		
Overall sprawl conclusion:				
Low potential to lead to unres				
Prevent neighbouring town	s from merging			
•	e lead to physical connection of s			
Do natural/physical features p development?	provide a good existing barrier/bo	undary to contain		
Overall Coalescence Conclus	sion:			
No merging but there is no de				
Assist in safeguarding cour	ntryside from encroachment			
Is there a strong defensible b	oundary between the site and the	existing urban area?		
Does the site provide access	to the countryside?	-	\checkmark	
Does the site include local or	national conservation designated	l areas?		
Does the site include areas o significant unprotected tree/h	f woodlands, trees, hedgerows the edge cover?	at are protected, or		
Does the site include grade 1	, 2, or 3a agricultural land?			
Does the site contain building	gs? 🗹 Are t	hese in agricultural use?	\checkmark	
Overall countryside Encroach	iment Conclusion			
The site does not perform an	important role in safeguarding the	e countryside from encroa	chment	
Preserve the setting and sp	ecial character of historic town	IS		
Is the site within or adjacent t feature?	o a conservation area, listed build	ling or other historical		
If yes, could development pre	eserve this character?:			
Overall Character Preservation	on Conclusion:			
	d have no effect on the setting an	d special character of hist	oric features	
Greenbelt Assessment Con	-			
	o defensible boundary to south.			
Conformity with C	ore Strategy			
Main Urban Area	Main Urban Are	ea Extension	Brownfield	
Major Settlement	Major Settleme	nt Extension	Greenfield	
Smaller Settlement	Smaller Settler	nent Extension	Mixed	
Villages/Rural	Village/Rural Ex	xtension		
De	evelopment unrelated to existing o	development		
Regeneration Priority Area	<u>ı:</u>			
Inner South Leeds:	0.00	Aire Valley:		0.00
Leeds Bradford Corridor:	0.00	West Leeds Gatew	ay:	0.00

East Leeds

Requires widening of Tile Lane outside site (Leeds City Council land) to extend adopted highway. 2 Limit capacity to 200 unless combined with site 685 and a loop road created through this site to Sir Rank (1-5) George Martin Road, possible bus link. 3 Local network comment 3 Local congestion issues. 3 Mitigation measure Total score Unknown at this stage 6 Support? Need to combine with other sites: Suitability for partial development: Yes with mitigation 685 Highways Agency 10 Va Network Rail : Biodiversity Boundary Amendment Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Not supported (RED). Meanwood Valley SEGI forms part of the eastern Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawin		Short term (0-5yrs)) Suitability:	LDF to determine Achievability: Long terr	n (11+ years)
Accessibility comment Rank (1-5) Public Transport Core Strategy Standards not met, primary school and health ok but little else. 1 Access Comments Rank (1-5) Requires widening of Tile Lane outside site (Leeds City Council land) to extend adopted highway. Limit capacity to 200 unless combined with site 685 and a loop road created through this site to Sir George Martin Road, possible bus link. Rank (1-5) Local network comment Rank (1-5) Local congestion issues. 3 Mitigation measure Total score Unknown at this stage 6 Support? Need to combine with other sites: Suitability for partial development: Yes with mitigation 685 Suitability for partial development: Highways Agency va Va Suitability for partial development: Supporter: Need to combine with other sites: Suitability for partial development: Via sandorder (RED). Meanwood Valley SEG forms part of the south soundary. Suptorted with mitigation if Red hatched areas are supported with wiley LUR is protected and enhanced. Otter and White-clawed Crayfish to cons Supported: Suptorted with mitigation will still be required to ansure the adopted will still be required to ansure the adopted will will be clawed Crayfish to cons Supported (RED). Meanwood Beck runs along part of the eastern soundary. <	ummary	y of Infrastruc	ture provide	r comments and other planning requ	uirements
Public Transport Core Strategy Standards not met, primary school and health ok but little else. 1 Access Comments Rank (1-5 Requires widening of Tile Lane outside site (Leeds City Council land) to extend adopted highway 2 Limit capacity 10 200 unless combined with site 685 and a loop road created through this site to Sir 2 George Martin Road, possible bus link. 3 Local network comment Rank (1-5 Local congestion issues. 3 Mitigation measure Total score Unknown at this stage 6 Support? Need to combine with other sites: Suitability for partial development: Yes with mitigation 685 6 Supported (RED). Meanwood Valley SEGI forms part of the eastern boundary. Supported with mitigation if Red hatched areas are envine and Meanwood Beck runs along part of the eastern boundary. Supported with mitigation will sill be routed to and enhanced. Otter and White-clawed Crayfish to cons Natural England: Environment Agency Constraints: Environment Agency Constraints:			ays inc Metro		
Access Comments Rank (1-5 Requires widening of Tile Lane outside site (Leeds City Council land) to extend adopted highway. Limit capacity to 200 unless combined with site 685 and a loop road created through this site to Sir 2 George Martin Road, possible bus link. Rank (1-5 Local network comment Rank (1-5 Local congestion issues. 3 Mitigation measure Total scor Unknown at this stage 6 Support? Need to combine with other sites: Suitability for partial development: Yes with mitigation 685 6 Lighways Agency Va Supported (RED). Meanwood Valley SEGI forms part of the lastern soundary. Solodiversity Boundary Amendment Supported with mitigation if Red hatched areas are exclusion will still be reastern soundary. Network Rail : Boundary Amendment Supported with mitigation if Red hatched areas are exclusion will still be reastern soundary. Netural England: Environment Agency Constraints: Environment Agency Constraints:		-			Rank (1-5)
Requires widening of Tile Lane outside site (Leeds City Council land) to extend adopted highway. 2 Limit capacity to 200 unless combined with site 685 and a loop road created through this site to Sir 3 Cocal network comment Rank (1-5) Local congestion issues. 3 Mitigation measure Total scor Unknown at this stage 6 Support? Need to combine with other sites: Suitability for partial development: Yes with mitigation 685 6 Highways Agency Va Need to combine with other sites: Suitability for partial development: Yes with mitigation 685 Support? Boundary Amendment Stage of the eastern soundary. Support of the eastern soundary. Support of the instigation if Red hatched areas are excluded and the boundary is arended as per drawin RAGO2. Mitigation will still be required to ensure the adjacent Meanwood Valley SEGI forms part of the eastern soundary. Supported with mitigation if Red hatched areas are excluded and the boundary is protected and enhanced. Otter and White-clawed Crayfish to cons Vatural England: Education Environment Agency Constraints:	Public Trans	sport Core Strategy	Standards not met	t, primary school and health ok but little else.	1
Limit capacity to 200 unless combined with site 685 and a loop road created through this site to Sir George Martin Road, possible bus link. Local network comment Local congestion issues. Clocal conges	Access Co	omments			Rank (1-5)
Local congestion issues. Antigation measure Total score Unknown at this stage 6 Support? Need to combine with other sites: Suitability for partial development: Yes with mitigation 685 6 Highways Agency 685 6 Via Need to cology officer: Boundary Amendment Network Rail : Support? Boundary Amendment Vot supported (RED). Meanwood Valley SEGI forms part of the eastern provide and the boundary is amended as per drawin RM/2052. Mitigation will sill be required to ensure the excluded and the boundary is protected and enhanced. Otter and White-clawed Crayfish to cons Vatural England: Education	Limit capac	city to 200 unless co	mbined with site 68		2
Mitigation measure Total score Unknown at this stage 6 Support? Need to combine with other sites: Suitability for partial development: Yes with mitigation 685	Local netw	ork comment			Rank (1-5)
Unknown at this stage Support? Need to combine with other sites: Suitability for partial development: 6 Support? Need to combine with other sites: Suitability for partial development: 6 dighways Agency Va Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Supported (RED). Meanwood Valley SEGI forms part of the site and Meanwood Beck runs along part of the eastern oundary. Boundary Amendment Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawin RM/2052. Mitigation will still be required to ensure the adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to cons Natural England: Education Drainage/Water/Flooding Environment Agency Comments:	Local cong	estion issues.			3
Support? Need to combine with other sites: Suitability for partial development: Yes with mitigation 685 Highways Agency	Mitigation	measure			Total score
Yes with mitigation 685 Highways Agency 1 Va 1 Biodiversity 1 Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Not supported (RED). Meanwood Valley SEGI forms part of the ise and Meanwood Beck runs along part of the eastern youndary. Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawin RM/2052. Mitigation will still be required to ensure the adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to cons Natural England: Education Drainage/Water/Flooding Environment Agency Constraints:	Unknown a	t this stage			6
Yes with mitigation 685 Highways Agency 1 Va 1 Biodiversity 1 Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Not supported (RED). Meanwood Valley SEGI forms part of the ise and Meanwood Beck runs along part of the eastern youndary. Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawin RM/2052. Mitigation will still be required to ensure the adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to cons Natural England: Education Drainage/Water/Flooding Environment Agency Constraints:	Support?		Need to combi	ine with other sites: Suitability for partia	l development:
Value Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Not supported (RED). Meanwood Valley SEGI forms part of the eastern poundary. Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawin RM/2052. Mitigation will still be required to ensure the adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to constraints: Natural England: Education Drainage/Water/Flooding Environment Agency Comments:		itigation	685		•
Value Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Not supported (RED). Meanwood Valley SEGI forms part of the eastern poundary. Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawin RM/2052. Mitigation will still be required to ensure the adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to constraints: Natural England: Education Drainage/Water/Flooding Environment Agency Comments:					
Value Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Not supported (RED). Meanwood Valley SEGI forms part of the eastern poundary. Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawin RM/2052. Mitigation will still be required to ensure the adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to constraints: Natural England: Education Drainage/Water/Flooding Environment Agency Comments:	Highways	Agency			
Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Not supported (RED). Meanwood Valley SEGI forms part of the eastern boundary. Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawin RM/2052. Mitigation will still be required to ensure the adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to cons Natural England: Education Drainage/Water/Flooding Environment Agency Comments:	n/a	<u></u>			
West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Not supported (RED). Meanwood Valley SEGI forms part of the site and Meanwood Beck runs along part of the eastern boundary. Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawin RM/2052. Mitigation will still be required to ensure the adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to cons Natural England: Education Drainage/Water/Flooding Environment Agency Comments:	Network R	<u>Rail :</u>			
West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Not supported (RED). Meanwood Valley SEGI forms part of the site and Meanwood Beck runs along part of the eastern boundary. Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawin RM/2052. Mitigation will still be required to ensure the adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to cons Natural England: Education Drainage/Water/Flooding Environment Agency Comments:	Biodiversi	itv			
Not supported (RED). Meanwood Valley SEGI forms part of the site and Meanwood Beck runs along part of the eastern boundary. Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawin RM/2052. Mitigation will still be required to ensure the adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to cons Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Environment Agency Comments: Environment Agency Constraints:			CC Ecology Offic	cer: Boundary Amendment	
boundary. RM/2052. Mitigation will still be required to ensure the adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to cons Natural England: Education Drainage/Water/Flooding Environment Agency Constraints:	Not supporte	ed (RED). Meanwoo	d Valley SEGI form	ns part of the Supported with mitigation if Red hat	
adjacent Meanwood Valley LNR is protected and enhanced. Otter and White-clawed Crayfish to cons Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Environment Agency Comments:	site and Mea coundary.	anwood Beck runs a	llong part of the ea		
Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:				adjacent Meanwood Valley LNR is p	protected and
Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:	Natural Eng	gland:			
Drainage/Water/Flooding Environment Agency Comments: Environment Agency Constraints:		1			
Environment Agency Comments: Environment Agency Constraints:	Education	-			
Environment Agency Comments: Environment Agency Constraints:	Education				
	Education				
/orkshire Water Comments: Yorkshire Water Waste Water Treatment Works Comme	Drainage/				
/orkshire Water Comments: Yorkshire Water Waste Water Treatment Works Comme	Drainage/		nts:	Environment Agency Constraints:	
	Drainage/		nts:	Environment Agency Constraints:	
	Drainage/ Environmer	nt Agency Commer	nts:		t Worko Commo
	Drainage/ Environmer	nt Agency Commer	nts:		t Works Comme

<u>Utilities</u> Gas:
Electric:
Telecom:
Fire and Rescue Services:
<u>Built Heritage</u> Leeds City Council:
West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

Could site be effectively	Yes	No	Maybe
managed	(Text)	110	Indybe
managea			
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
gypelee and nateriere			
Experience of previous	Yes	No	Unknown
encampments	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development would be contained by residential development to the west and north (once the existing centre is redeveloped), and by woodland on the eastern boundary. However, no existing defensible boundary exists to the south. Highway concerns regarding poor accessibility and the narrow width of the estate road linking to the site.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed

451

Employment Conclusion: Not assessed

Site Details						
Northing: 44	41059	Area sq m:		58886.09	Ward	Alwoodley
Easting: 43	30461	Area Ha:		5.888609	HMCA:	North
Site Characte	ristics					
Land Use						
Existing Use 1:	Agricult	ure				
Existing Use 2:						
Existing Use 3:						
Neighbouring Use 1	Agricult	ure				
Neighbouring Use 2:	Recrea	tion & Leisure	- Outdoor spo	ort facility		
Neighbouring Use 3:						
Other uses:						
Site State:	Greenfi	eld				
<u>Site Detail</u>						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landscape:		Limited Tree	e Cover	Road	Frontage	
Distance to Rail Stati	ion (metres):	0.00		Distar	ice to bus stop (metres)	0.00
Nearest Railway Stat	tion			Bus S	top ID	
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	undary:
Environment Agency	Flood Zone:		0.00	Agricu	Iltural Land Class:	
Health and Safety Executive Hazard:		No	Strate	Strategic Employment Buffer:		
Health and Safety Executive Gas Pipeline: No		No	Conse	ervation Areas	No	
Ancient Monument/Battlefield(%):		0.00	Listed	Buildings:	No	
Public Rights of Way	/:		No			
Other comments/obs	ervations on s	site characteris	stics:			

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 2053A Site Name: Alwoodley Lane, Alwoodley, LS17

Planning History

Green Belt assessment - o	nly completed where site is	within Green Belt
Check the unrestricted sprawl of large would development lead to/constitute ribb Would development result in isolated development result in isolated development of the site effectively would develop	oon development? elopment? (2+ boundaries with existing built up area)? "round off" the settlement pattern?:	□ □ No ✔
Overall sprawl conclusion: Low potential to lead to unrestricted spraw Prevent neighbouring towns from merg Would development of the site lead to phy Do natural/physical features provide a goo development?	ying vsical connection of settlements?	
Overall Coalescence Conclusion: No merging of settlements Assist in safeguarding countryside from		
Is there a strong defensible boundary betw Does the site provide access to the countri Does the site include local or national con Does the site include areas of woodlands, significant unprotected tree/hedge cover?	servation designated areas? , trees, hedgerows that are protected, or	
Does the site include grade 1, 2, or 3a age Does the site contain buildings? Overall countryside Encroachment Conclu The site does not perform an important rol	Are these in agricultural use?	
Preserve the setting and special characteristic set	ation area, listed building or other historical	
Greenbelt Assessment Conclusion:	fect on the setting and special character of hi	
Relates poorly to settlement, slightly disco well contained site.	onnected. Well defined boundaries reduce po	tential for further sprawl,
Conformity with Core Stra	ategy	
Main Urban Area Major Settlement Smaller Settlement Villages/Rural Development u	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension unrelated to existing development	Brownfield Greenfield Mixed
<u>Regeneration Priority Area:</u> Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gate	0.00 way: 0.00

East Leeds

ailability: Suitability: Achievability:					
summary of Infrastru	ucture provider comments and other planning requi	rements			
Leeds City Council High	ways inc Metro				
Accessibility comment		Rank (1-5			
	stance of 4 buses per hour. 25% of site has access to primary education et out in Core Strategy transport assessment. 30% of the site has access distance.	3			
Access Comments		Rank (1-5			
Access achievable onto Alw	roodley Lane, but no footway along frontage.	4			
Local network comment		Rank (1-5			
Cumulative issues.		-			
		4			
Mitigation measure		Total sco			
Footway along frontage, cap	pacity improvements at Alwoodley Lane/Harrogate Road signals.	11			
Support?	Need to combine with other sites: Suitability for partial of	development:			
Yes with mitigation	No				
Highways Agency					
No objection					
Network Rail :					
Biodiversity					
West Yorkshire Ecology an	d LCC Ecology Officer: Boundary Amendment				
Natural England:					
Natural England: Education					
-					
Education					
Education Drainage/Water/Flooding	nents: Environment Agency Constraints:	Works Comme			
Education Drainage/Water/Flooding	nents: Environment Agency Constraints:	Works Comme			

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site.	The site has been split into 2 sites.	Site A is unrelated to the existing settlement, is nearer to Eccup
Reservoir and w	vould create an incursion into Green	Belt that could set a precedent for further sprawl.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed

0

Employment Conclusion: Not assessed 0

Northing:	440892	Area sq m:	13	4265.04	Ward		Alwoodle
Easting:	430815	Area Ha:	13	.426504	HMCA:		Nort
Site Char	acteristics	i -					
Land Use							
Existing Use 1	Agr	culture					
Existing Use 2							
Existing Use 3							
Neighbouring l	Jse 1 Agri	culture					
Neighbouring l	Jse 2: Res	idential - Dwelling	js				
Neighbouring Use 3: Recreation & Leisure - Outdoor sport				t facility			
Other uses:							
Site State:	Gre	enfield					
Site Detail							
Topography:		Flat		Bound	aries:	Existing well of	defined
Natural Landso	cape:	Limited Tre	e Cover	Road F	Frontage		
Distance to Ra	il Station (metre	s): 0.00		Distan	ce to bus stop (metres)	0.00	
Nearest Railwa	ay Station			Bus St	top ID		
SFRA Flood Zo	one:		0.00	Within	300m of retail centre bo	undary:	
Environment A	gency Flood Zor	ne:	0.00	Agricu	Itural Land Class:		
Health and Safety Executive Hazard: No		Strateg	gic Employment Buffer:		0.0		
Health and Sat	ety Executive G	as Pipeline:	No	Conse	rvation Areas		N
Ancient Monun	nent/Battlefield(%	%):	0.00	Listed	Buildings:		N
Public Rights of	of Way.		No				

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.76	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 2053B Site Name: Alwoodley Lane, Alwoodley

Planning History

Green Belt assessr	nent - only comp	leted where site	e is within	Green Be	lt
Check the unrestricted spra	awl of large built up areas				
Would development lead to/c	onstitute ribbon developme	nt?			
Would development result in	isolated development?				
Is the site well connected to b	ouilt up area (2+ boundaries	with existing built up are	ea)?		
Would development of the sit		•	Partial		
Do natural/physical features p	-		an 🗌		
area and undeveloped land?	0 0	Ū.			
Overall sprawl conclusion:					
Low potential to lead to unres	stricted sprawl				
Prevent neighbouring town	s from merging				
Would development of the sit	e lead to physical connecti	on of settlements?			
Do natural/physical features p development?			\checkmark		
Overall Coalescence Conclus	sion:				
No merging of settlements					
Assist in safeguarding cou	ntryside from encroachm	ent			
Is there a strong defensible b	-		ea?		
Does the site provide access		Ŭ			
Does the site include local or	national conservation desi	gnated areas?			
Does the site include areas o significant unprotected tree/h	f woodlands, trees, hedger		or 🗌		
Does the site include grade 1	, 2, or 3a agricultural land?				
Does the site contain building	js?	Are these in agricultura	al use?		
Overall countryside Encroach	ment Conclusion				
The site does not perform an	important role in safeguarc	ling the countryside from	encroachment		
Preserve the setting and sp	ecial character of histori	c towns			
Is the site within or adjacent t feature?	o a conservation area, liste	d building or other histor	rical		
If yes, could development pre	eserve this character?:				
Overall Character Preservation	on Conclusion:				
Development of the site would		ing and special characte	er of historic featu	ires	
Greenbelt Assessment Con					
		oot for further arread			٦
Relates well to urban area. W	reir contained reducing imp	action number sprawn.			
Conformity with C	ore Strategy				
Main Urban Area	Main Urb	an Area Extension		Brownfield	
Major Settlement	Major Se	ttlement Extension		Greenfield	
Smaller Settlement	Smaller S	Settlement Extension		Mixed	
Villages/Rural	Village/R	ural Extension			
De	evelopment unrelated to ex	isting development			
Regeneration Priority Area	<u>a:</u>		_		
Inner South Leeds:		0.00 Aire Valley:			0.00

Leeds Bradford Corridor:

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

West Leeds Gateway:

0.00

0.00

East Leeds

Availability:	Suitability:	Achievability:	
-			
ummary of Infra	structure provider comm	ents and other planning requi	rements
	Highways inc Metro		
Accessibility commen			Rank (1-5
	as set out in Core Strategy transport	of site has access to primary education assessment. 30% of the site has access	3
Access Comments			Rank (1-5
Access achievable onto	o Alwoodley Lane, but no footway alc	ng frontage.	4
Local network comme	ent		Rank (1-5
Cumulative issues.			4
Mitigation measure			Total sco
Footway along frontage	e, capacity improvements at Alwoodle	y Lane/Harrogate Road signals.	11
Support?	Need to combine with of	her sites: Suitability for partial c	levelopment:
Support? Yes with mitigation.	Need to combine with of No.	her sites: Suitability for partial c	levelopment:
		her sites: Suitability for partial o	levelopment:
Yes with mitigation.		her sites: Suitability for partial c	levelopment:
Yes with mitigation.		her sites: Suitability for partial c	levelopment:
Yes with mitigation. Highways Agency No objection		her sites: Suitability for partial o	levelopment:
Yes with mitigation.		her sites: Suitability for partial o	levelopment:
Yes with mitigation. Highways Agency No objection		her sites: Suitability for partial o	levelopment:
Yes with mitigation. Highways Agency No objection Network Rail : Biodiversity		her sites: Suitability for partial of billing	levelopment:
Yes with mitigation. Highways Agency No objection Network Rail : Biodiversity Nest Yorkshire Ecolog Not supported (RED). N Reservoir SSSI is natior and migrating wildfowl – water at night for protec	No.	Boundary Amendment	levelopment:
Yes with mitigation. Highways Agency No objection Network Rail : Biodiversity Nest Yorkshire Ecolog Not supported (RED). N Reservoir SSSI is natior and migrating wildfowl –	by and LCC Ecology Officer: site-specific designations but Eccu nally designated based on its winterir these birds generally use the open	Boundary Amendment	levelopment:
Yes with mitigation. Highways Agency No objection Network Rail : Biodiversity Nest Yorkshire Ecolog Not supported (RED). N Reservoir SSSI is natior and migrating wildfowl – water at night for protec by day.	by and LCC Ecology Officer: site-specific designations but Eccu nally designated based on its winterir these birds generally use the open	Boundary Amendment	levelopment:
Yes with mitigation. <u>Highways Agency</u> No objection <u>Network Rail :</u> <u>Biodiversity</u> Nest Yorkshire Ecolog Not supported (RED). N Reservoir SSSI is natior and migrating wildfowl – vater at night for protec by day. Natural England:	by and LCC Ecology Officer: site-specific designations but Eccu nally designated based on its winterir these birds generally use the open	Boundary Amendment	levelopment:
Yes with mitigation. <u>Highways Agency</u> No objection <u>Network Rail :</u> <u>Biodiversity</u> Nest Yorkshire Ecolog Not supported (RED). N Reservoir SSSI is natior and migrating wildfowl – vater at night for protec by day. Natural England:	y and LCC Ecology Officer: o site-specific designations but Eccu hally designated based on its winterin these birds generally use the open tion and feed on surrounding grassla	Boundary Amendment	levelopment:
Yes with mitigation. Highways Agency No objection Network Rail : Biodiversity Nest Yorkshire Ecolog Not supported (RED). N Reservoir SSSI is natior and migrating wildfowl – vater at night for protec by day. Natural England: Education	bding	Boundary Amendment	levelopment:
Yes with mitigation. Highways Agency No objection Network Rail : Biodiversity Nest Yorkshire Ecolog Not supported (RED). N Reservoir SSSI is natior and migrating wildfowl – vater at night for protec by day. Natural England: Education Drainage/Water/Floc	bding	Boundary Amendment	levelopment:
Yes with mitigation. Highways Agency No objection Network Rail : Biodiversity Nest Yorkshire Ecolog Not supported (RED). N Reservoir SSSI is natior and migrating wildfowl – vater at night for protec by day. Natural England: Education Drainage/Water/Floc	No. gy and LCC Ecology Officer: Io site-specific designations but Eccunally designated based on its winterine. • these birds generally use the open tion and feed on surrounding grassla Oding Comments:	Boundary Amendment	

LCC Flood Risk Management:

<u>Utilities</u> Gas:
Electric:
Telecom:
Fire and Rescue Services:
Built Heritage
Leeds City Council:
West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site has been split into 2 sites. Development of site B would constitute 'rounding off' of the existing settlement and is well related to the existing urban area. Concerns about local ecology impact.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

Residential Conclusion:

Amber

Retail Conclusion: Not assessed

353

Employment Conclusion: Not assessed

Site Details						
Northing:	437876	Area sq m:	4	6794.63	Ward	Moortov
Easting:	429456	Area Ha:	4	.679463	HMCA:	Nor
Site Charac	cteristics					
Land Use						
Existing Use 1:	Recre	eation & Leisure - A	Allotment and	d city farm		
Existing Use 2:	Resid	lential - Dwellings				
Existing Use 3:	Fores	stry - Unmanaged I	Forest			
Neighbouring Use	e 1 Comi	Community Services - Education				
Neighbouring Use	e 2: Resid	dential - Dwellings				
Neighbouring Use	e 3:					
Other uses:						
Site State:	Mix					
<u>Site Detail</u>						
Topography:		Sloping		Bound	laries:	Existing well defined
Natural Landscap	e:	Significant Tre	e Cover	Road I	Frontage	\checkmark
Distance to Rail S	Station (metres)	: 3114.62		Distan	ce to bus stop (metres)	84.00
Nearest Railway	Station	Burley Park		Bus St	top ID	1939
SFRA Flood Zone	e:		0.00	Within	300m of retail centre bo	oundary:
Environment Age	ncy Flood Zone	e:	0.00	Agricu	Itural Land Class:	
Health and Safety	/ Executive Haz	zard:	No	Strate	gic Employment Buffer:	0.0
Health and Safety	/ Executive Gas	s Pipeline:	No	Conse	ervation Areas	٢
Ancient Monume	nt/Battlefield(%)):	0.00	Listed	Buildings:	١
Public Rights of V	Vay:		No			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	8.58	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.03		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History						
Planning App No.	Proposal	Received	Decision	Status	Site %	
09/01841/LI	Listed Building Application to carry out alterations to form new CCTV system to ground floor	29/04/2009	30/06/2009	A	13.43	
30/476/04/LI	Listed building application to demolish greenhouse	14/07/2004	08/09/2004	А	90.88	
H30/448/75/	Alterations, including new doo rway, and extensions, to form new chimney and fire escape, t o detached judge's residence.	12/05/1975	15/09/1975	A	99.22	

Green Belt assess	ment - only completed where site is within Green Be	əlt
Nould development result in s the site well connected to l Nould development of the si	constitute ribbon development? isolated development? built up area (2+ boundaries with existing built up area)? te effectively "round off" the settlement pattern?: provide a good existing barrier between existing urban	
·	te lead to physical connection of settlements?	
Is there a strong defensible to Does the site provide access Does the site include local o	r national conservation designated areas? of woodlands, trees, hedgerows that are protected, or nedge cover? 1, 2, or 3a agricultural land? gs? Are these in agricultural use? 	
Greenbelt Assessment Co		
Conformity with C Main Urban Area Major Settlement Smaller Settlement Villages/Rural	Main Urban Area Extension Brownfield Major Settlement Extension Greenfield Smaller Settlement Extension Mixed Village/Rural Extension evelopment unrelated to existing development	
Regeneration Priority Are Inner South Leeds: Leeds Bradford Corridor:	a: 0.00 Aire Valley: 0.00 West Leeds Gateway:	0.00 0.00

East Leeds

	m (0-5yrs)	Suitability:	Yes		Achievability: Short tern	n (0-5yrs)
ummary of Infr	astructu	ire provide	er comm	ents and o	ther planning requ	irements
Leeds City Council	l Highway	s inc Metro				
Accessibility comme		and a set Margare				Rank (1-
Core Strategy accessit	oility standa	rds met, Meanv	wood local c	enttre approx 1	300m away.	4
Access Comments						Rank (1-
Extensive frontage wit junctions opposite and			tions of this	are sterilised by	presence of adopted	5
Local network comm	nent					Rank (1-
Relatively small scale	developme	nt unlikely to ac	dversly effec	t operation of lo	cal network.	5
Mitigation measure						Total sco
						14
Support?		Need to comb	oine with ot	ner sites:	Suitability for partial	development:
Yes		No			Yes	
		No			Yes	
lighways Agency		No			Yes	
		No			Yes	
lighways Agency n/a		No			Yes	
<mark>lighways Agency</mark> n/a <u>Network Rail :</u> <u>Biodiversity</u> Nest Yorkshire Ecolo			icer:	Boundar	y Amendment	
Highways Agency a/a Network Rail : Biodiversity			icer:	Boundar		
<mark>lighways Agency</mark> n/a <u>Network Rail :</u> <u>Biodiversity</u> Nest Yorkshire Ecolo			icer:	Boundar		
Highways Agency Ma Network Rail : Biodiversity Nest Yorkshire Ecolo Supported			icer:	Boundar		
Highways Agency a/a Network Rail : Biodiversity Nest Yorkshire Ecolo Supported Natural England: Education	bgy and LC4		icer:	Boundar		
Highways Agency a/a Network Rail : Biodiversity Vest Yorkshire Ecolo Supported Natural England:	ogy and LCG	C Ecology Offi				
Highways Agency Ma Network Rail : Biodiversity Nest Yorkshire Ecolo Supported Natural England: Education	ogy and LCG	C Ecology Offi			y Amendment	
Highways Agency Ma Network Rail : Biodiversity Nest Yorkshire Ecolo Supported Natural England: Education	ogy and LCG	C Ecology Offi		Environment A	y Amendment	Works Comme

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site includes designated allotments (N1A) on existing UDP, and listed building. See also greenspace section, page 36, question G16. Conversion of listed building to residential is a possibility, but would need to maintain character of Carr Manor. Capacity revised down from 37 to 15 to reflect this. Conversion only would allow retention of allotments.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion: Red

15

Employment Conclusion:

Red

Site Ref: 2058

Site Name: Allerton Grange High School, Talbot Avenue, Moor Allerton, LS17

Site Deta	ils						
Northing:	438400	Area sq m:	1	9516.00	Ward	Round	dhay
Easting:	431325	Area Ha:		1.9516	HMCA:	Ν	lorth
Site Char	racteristics						
Land Use							
Existing Use 1	I: Recre	ation & Leisure - C	Outdoor spor	t facility			
Existing Use 2	2:						
Existing Use 3	3:						
Neighbouring	Use 1 Comm	unity Services - E	ducation				
Neighbouring	Use 2: Reside	ential - Dwellings					
Neighbouring	Use 3:						
Other uses:							
Site State:	Green	field					
Site Detail							
Topography:		Flat		Bound	daries:	Existing well define	d
Natural Lands	cape:	Limited Tree C	over	Road	Frontage	\checkmark	
Distance to Ra	ail Station (metres):	4702.95		Distar	nce to bus stop (metres)	135.98	
Nearest Railw	ay Station	Burley Park		Bus S	top ID	4388	
SFRA Flood Z	Zone:		0.00	Within	a 300m of retail centre bo	oundary:	
Environment A	Agency Flood Zone:		0.00	Agricu	Itural Land Class:		
Health and Sa	afety Executive Haza	ard:	No	Strate	gic Employment Buffer:		0.00
Health and Sa	afety Executive Gas	Pipeline:	No	Conse	ervation Areas		No
Ancient Monu	ment/Battlefield(%):		0.00	Listed	Buildings:		Nc
Public Rights	of Way:		No				
Other comme	nts/observations on	site characteristic	s:				

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	99.99		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Name: Allerton Grange High School, Talbot Avenue, Moor Allerton, LS17

Planning History

Planning App No.	Proposal	Received	Decision	Status	Site %
30/397/01/FU	Re-arrangement of existing car parking and access to school	13/08/2001	30/10/2001	А	99.68
09/03523/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Planning Application 06/07127/LA	06/08/2009	28/08/2009	SPL	98.62
H30/92/75/	Outline application to erect e xtension to form 6 addit ional classrooms and toilets t o school premises.	31/01/1975	07/04/1975	A	99.52
07/9/00348/MOD	Reserved matters application for laying out of access road & erection of part 1, part 2 & part 3 storey high school with playing pitches, car parking & landscaping NON MATERIAL AMENDMENT: Move ASD element to the position of the original plan room, interchange plan room to old ASD location, changes to access into the unit	12/07/2007		REC	98.62
08/9/00545/MOD	Reserved matters application for laying out of access road & erection of part 1, part 2 & part 3 storey high school with playing pitches, car parking & landscaping NON MATERIAL AMENDMENT: Overall building height relative to site has increased by 375mm, material and height alteration of stair towers 3 and 4 to accommodate roof access, changes to the design of 2 balconies, addition of louvres to certain areas of glazing, change of design of rooflights, roof top plant enclosures extent and design, minor alterations to elevations at Assembly Hall and the Art and Music Elevations.	18/12/2008	14/01/2009	M01	98.62
10/04117/COND	Consent, agreement or approval required by conditions 5, 8, 9 and 10 of Planning Application 06/07127/LA	27/08/2010	18/11/2010	SPL	98.62
H30/604/74/	Prefabricated classroom unit t o school premises	08/10/1974	25/11/1974	A	99.52
30/367/05/OT	Outline application to erect school	28/06/2005	16/11/2005	А	100.00
30/427/00/FU	Two storey detached building to school	26/09/2000	23/01/2001	А	100.00
0-30/45/01/MOD	Two storey detached building to school	20/08/2001	15/10/2001	M01	100.00
10/04115/COND	Consent, agreement or approval required by conditions 15, 18, 26, 27, 31, 32, 36, 40 and 41 of Planning Application 30/367/05/OT	27/08/2010	18/11/2010	SPL	100.00
H30/122/79/	Detached pre-cast concrete gar age, to school. (this item is also notice under reg ulation 4(1) of the town a	13/02/1979	23/04/1979	A	99.52
06/07127/LA	Reserved matters application for laying out of access road & erection of part 1, part 2 & part 3 storey high school with playing pitches, car parking & landscaping	29/11/2006	27/02/2007	A	98.62

Site Ref: 2058

Site Name: Allerton Grange High School, Talbot Avenue, Moor Allerton, LS17

09/03525/COND Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 and 49 of Planning Application 30/367/05/OT		28/08/2009	SPL	100.00
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Green Belt assessment	t - only completed where site is v	within Gree	n Belt
Check the unrestricted sprawl of	arge built up areas		
Would development lead to/constitu	te ribbon development?		
Would development result in isolate	d development?		
Is the site well connected to built up	area (2+ boundaries with existing built up area)?		
Would development of the site effec	tively "round off" the settlement pattern?:		
Do natural/physical features provide area and undeveloped land?	a good existing barrier between existing urban		
Overall sprawl conclusion:			
Prevent neighbouring towns from	merging		
Would development of the site lead	to physical connection of settlements?		
	a good existing barrier/boundary to contain		
Overall Coalescence Conclusion:			
Assist in safeguarding countrysic	le from encroachment		
Is there a strong defensible boundar	ry between the site and the existing urban area?		
Does the site provide access to the	countryside?		
Does the site include local or nation	al conservation designated areas?		
	lands, trees, hedgerows that are protected, or		
Does the site include grade 1, 2, or	3a agricultural land?		
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment (Conclusion		
Preserve the setting and special of	character of historic towns		
Is the site within or adjacent to a con feature?	nservation area, listed building or other historical		
If yes, could development preserve	this character?:		
Overall Character Preservation Con	clusion:		
Greenbelt Assessment Conclusio	n:		
Conformity with Core	Strategy		
Main Urban Area	Main Urban Area Extension	Brown	field
Major Settlement	Major Settlement Extension	Greent	field
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		
Develop	ment unrelated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	vay:	0.00

Site Name: Allerton Grange High School, Talbot Avenue, Moor Allerton, LS17

East Leeds

Availability: Short term (0-5yrs	s) Suitability:	LDF to determine	Achievability:	Long term (11+ years)
Summary of Infrastruc	cture provide	er comments and	l other planni	ng requirements
Leeds City Council Highw Accessibility comment	ays inc Metro			Rank (1-5
Good accessibility.				5
Access Comments				Rank (1-5
The site has limited frontage				5
Local network comment				Rank (1-5
Spare capacity.				5
Mitigation measure				Total sco
				15
Support?	Need to comb	ine with other sites:	Suitability	for partial development:
Yes				
n/a				
n/a Network Rail : Biodiversity				
n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology and I	LCC Ecology Offi	icer: Boun	dary Amendment	
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology and Supported Natural England:	LCC Ecology Offi	icer: Boun	dary Amendment	
n/a Network Rail : Biodiversity West Yorkshire Ecology and Supported	LCC Ecology Offi	icer: Boun	dary Amendment	
n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology and I Supported Natural England:	LCC Ecology Offi	icer: Boun	dary Amendment	
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecology and</u> Supported <u>Natural England:</u> <u>Education</u> <u>Drainage/Water/Flooding</u>			dary Amendment	nts:
n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology and Supported Natural England: <u>Education</u> <u>Drainage/Water/Flooding</u>				ints:
n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology and I Supported Natural England:		Environmer	t Agency Constrai	Ints:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy_Traveller Site Assessment

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

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes (Text)	No	Maybe
Would gypsies and	Yes	No	Maybe
		NU	IVIAYDE
travellers live on the	(Text)		
site?			
D 1 1 1 1			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)		

Conclusion of Assessment

Conclusion summary:

Site adjoins school and is designated as N6 - Protected Playing Pitch on the existing UDP. See also greenspace section, page 36, question G17. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.

Site Capacity (dwellings units):

```
70
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Floorspace sq m (Non residential):

Site Name: Allerton Grange High School, Talbot Avenue, Moor Allerton, LS17

Residential Conclusion: Red Retail Conclusion: Not assessed Employment Conclusion: Not assessed

Northing:	438167	Area sq m:	19	0166.98	Ward	D	oundha
Easting:	434276	Area Ha:	-	.016698	HMCA:	K	Nort
5			13	.010030	HMCA:		NOR
Site Charac	teristics	5					
Land Use							
Existing Use 1:	Ag	riculture					
Existing Use 2:							
Existing Use 3:							
Neighbouring Use	1 Re	creation & Leisure - C	outdoor spor	t facility			
Neighbouring Use	2: Re	sidential - Dwellings					
Neighbouring Use	3: Ag	riculture					
Other uses:	On	e wind turbine on site					
Site State:	Gre	eenfield					
Site Detail							
Topography:		Undulating		Bounda	aries:	Existing well de	fined
Natural Landscape	e:	No Tree Cover		Road F	Frontage	\checkmark	
Distance to Rail S	tation (metre	es): 4228.05		Distand	ce to bus stop (metres)	246.39	
Nearest Railway S	Station	Cross Gates		Bus St	op ID	5012	
SFRA Flood Zone	:		0.00	Within	300m of retail centre bo	oundary:	
Environment Ager	ncy Flood Zo	ne:	0.00	Agricul	tural Land Class:		
Health and Safety	Executive H	lazard:	No	Strateg	ic Employment Buffer:		0.0
Health and Safety	Executive G	Gas Pipeline:	No	Consei	rvation Areas		Ye
Ancient Monumen	t/Battlefield(%):	0.00	Listed	Buildings:		Y
Public Rights of W	/ay:		Yes				

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.85	Urban Green Corridor - N8 (%):	99.85
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

te?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Leeds Bradford Corridor:

Green Belt assessment - only completed where site is v	within Green Belt
Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in isolated development?	
Is the site well connected to built up area (2+ boundaries with existing built up area)? Would development of the site effectively "round off" the settlement pattern?: Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?	No
<u>Overall sprawl conclusion:</u> Low potential to lead to unrestricted sprawl	
Prevent neighbouring towns from merging	
Would development of the site lead to physical connection of settlements? Do natural/physical features provide a good existing barrier/boundary to contain development?	
Overall Coalescence Conclusion: No merging of settlements	
Assist in safeguarding countryside from encroachment	
Is there a strong defensible boundary between the site and the existing urban area? Does the site provide access to the countryside?	
Does the site include local or national conservation designated areas? Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?	
Does the site include grade 1, 2, or 3a agricultural land?	\checkmark
Does the site contain buildings? Are these in agricultural use?	\checkmark
Overall countryside Encroachment Conclusion	
he site does not perform an important role in safeguarding the countryside from encroa	achment
Preserve the setting and special character of historic towns	
s the site within or adjacent to a conservation area, listed building or other historical eature?	
f yes, could development preserve this character?:	
Dverall Character Preservation Conclusion:	
Development of the site would have marginal effect on the setting & special character of	f historic features, which c
Greenbelt Assessment Conclusion:	
Well contained site, with golf course and highway acting as a strong defensible boundar need to be developed with neighbouring site to connect well to settlement. Overlaps cor	
Conformity with Core Strategy	
Main Urban Area 📄 Main Urban Area Extension 📄	Brownfield
Major Settlement Major Settlement Extension	Greenfield
Smaller Settlement Smaller Settlement Extension	Mixed
Villages/Rural Village/Rural Extension	
Development unrelated to existing development	
Regeneration Priority Area:	
Inner South Leeds: 0.00 Aire Valley:	0.00

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

West Leeds Gateway:

0.00

0.00

East Leeds

	erm (6-10 y Suitability: LE	DF to determine Achievability: Long te	rm (11+ years)
Summary of Infra	astructure provider c	comments and other planning rec	juirements
	Highways inc Metro		
Accessibility commen			Rank (1-5
i ne site fails all access	idility standards and it is unlike	ely that a service would divert into the site.	1
Access Comments			Rank (1-
Access would have to access to the allocated		on on the Ring Road (this potentially offers	3
Local network commo	ent		Rank (1-
Local congestion issue	s on the Ring Road.		3
Mitigation measure			Total sco
Widening of Ring Roac roundbaout.	I to enable signalised access,	capacity improvements at Ring Road / A58	7
Support?	Need to combine	with other sites: Suitability for parti	al development:
No		vuld combine with the No	
	Hall sites.	and employment Red	
Highways Agency n/a		and employment Red	
		and employment Red	
n/a Network Rail :		and employment Red	
n/a <mark>Network Rail :</mark> Biodiversity	Hall sites.		
n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecolog Supported with mitigatic corridor function of the N mproved grassland are		: Boundary Amendment wildlife ng semi- sis on	
n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecolog Supported with mitigatio corridor function of the N improved grassland are species-rich grassland are	Hall sites. gy and LCC Ecology Officer: on to protect and enhance the Wyke Beck Valley - any existir as to be retained with emphas	: Boundary Amendment wildlife ng semi- sis on	
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolog</u> Supported with mitigatic corridor function of the N improved grassland are species-rich grassland are western side	Hall sites. gy and LCC Ecology Officer: on to protect and enhance the Wyke Beck Valley - any existir as to be retained with emphas	: Boundary Amendment wildlife ng semi- sis on	
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolog</u> Supported with mitigation corridor function of the N mproved grassland are species-rich grassland are western side Natural England:	Hall sites. gy and LCC Ecology Officer: on to protect and enhance the Wyke Beck Valley - any existir as to be retained with emphas	: Boundary Amendment wildlife ng semi- sis on	
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolog</u> Supported with mitigation corridor function of the N mproved grassland are species-rich grassland are western side Natural England:	By and LCC Ecology Officer: on to protect and enhance the Wyke Beck Valley - any existir as to be retained with emphas and hedgerows to be provided	: Boundary Amendment wildlife ng semi- sis on	
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolog</u> Supported with mitigatio corridor function of the N improved grassland are species-rich grassland are species-rich grassland are swestern side <u>Natural England</u> : <u>Education</u>	Hall sites. gy and LCC Ecology Officer: on to protect and enhance the Wyke Beck Valley - any existin as to be retained with emphase and hedgerows to be provided	: Boundary Amendment wildlife ng semi- sis on	
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolog</u> Supported with mitigatic corridor function of the N mproved grassland are species-rich grassland are western side <u>Natural England</u> : <u>Education</u> <u>Drainage/Water/Floc</u>	Hall sites. gy and LCC Ecology Officer: on to protect and enhance the Wyke Beck Valley - any existin as to be retained with emphase and hedgerows to be provided	: Boundary Amendment wildlife ng semi- sis on d along the	

LCC Flood Risk Management:

<u>Utilities</u> Gas:
Electric:
Telecom:
Fire and Rescue Services:
<u>Built Heritage</u> Leeds City Council:
West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. Contingent on site 3315 coming forward to better relate to the urban area, and for access. Well contained site, with golf course and highway acting as a strong defensible boundary to the north. Wind turbine in centre of site. Highway concerns regarding poor accessibility and impact on the Ring Road.

Retail Conclusion:

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion: Amber

Not assessed

500

Employment Conclusion: Not assessed

Site Details						
Northing:	440140	Area sq m:	729	9148.30	Ward	Horsforth
Easting:	423998	Area Ha:	72	2.91483	HMCA:	North
Site Charac	teristics					
Land Use						
Existing Use 1:	Agricu	lture				
Existing Use 2:	Reside	ential - Dwellings				
Existing Use 3:						
Neighbouring Use	1 Agricu	lture				
Neighbouring Use	2: Reside	ential - Dwellings				
Neighbouring Use	3:					
Other uses:	Airpor	t				
Site State:	Mixed					
<u>Site Detail</u>						
Topography:		Undulating		Bound	aries:	Existing well defined
Natural Landscape	e:	Limited Tree	Cover	Road I	Frontage	\checkmark
Distance to Rail St	tation (metres):	1086.37		Distan	ce to bus stop (metres)	535.76
Nearest Railway S	station	Horsforth		Bus St	top ID	6740
SFRA Flood Zone	:		1.00	Within	300m of retail centre bo	undary:
Environment Agen	ncy Flood Zone:		1.00	Agricu	Itural Land Class:	
Health and Safety	Executive Haza	ard:	No	Strateg	gic Employment Buffer:	0.00
Health and Safety	Executive Gas	Pipeline:	Yes	Conse	rvation Areas	No
Ancient Monumen	t/Battlefield(%):		0.00	Listed	Buildings:	Yes
Public Rights of W	/ay:		Yes			

Other comments/observations on site characteristics:

Large site to the east of Scotland Lane, to which there is an extended road frontage. Site includes a few private properties. Tree coverage is concentrated along field boundaries. The site generally slopes to the south with some undulations. Railway forms the eastern boundary.

UDP Designation

Greenbelt - N32 (%):	99.57	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.12		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Green Belt assessment - or	nly completed where site is v	vithin Green Bel	t
Check the unrestricted sprawl of large b Would development lead to/constitute ribbo Would development result in isolated devel Is the site well connected to built up area (2 Would development of the site effectively "n Do natural/physical features provide a good area and undeveloped land?	on development? opment? 2+ boundaries with existing built up area)? round off" the settlement pattern?:	□ □ No ▼	
Overall sprawl conclusion: High potential to lead to unrestricted spraw	1		
Prevent neighbouring towns from mergi	ing		
Would development of the site lead to phys Do natural/physical features provide a good development?			
Overall Coalescence Conclusion: No merging but there is no defensible bour	ndary		
Assist in safeguarding countryside from	n encroachment		
Greenbelt Assessment Conclusion:	yside? servation designated areas? trees, hedgerows that are protected, or cultural land? Are these in agricultural use? <u>sion</u> arding countryside from encroachment ter of historic towns ion area, listed building or other historical aracter?: <u>b</u> hal effect on the setting & special character of yould need to be considered. Large site that re-		
Conformity with Core Strat	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension	Brownfield Greenfield Mixed	
Development ur	nrelated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:	0.00

East Leeds

Availability: Medium te	erm (6-10 y	Suitability:	LDF to determine	A shi sushilitu shara	
	ann (6-10 y	Sunability.	LDF to determine	Achievability: Long	term (11+ years)
iummary of Infra	structure	provide	er comments and	d other planning r	equirements
Leeds City Council	Highways ii	nc Metro			
Accessibility commen	t				Rank (1-5)
Accessibility to Public T	ransport not ir	i line with C	ore Strategy standards	for majority of site.	2
Access Comments					Rank (1-5)
Highway frontage but a	dequate acce	ss can not b	be achieved for level of	development proposed.	1
Local network commo	ent				Rank (1-5)
Local congestion issue	S.				3
Mitigation measure					Total scor
Unknown at this stage.					6
Support?	Ne	ed to comb	ine with other sites:	Suitability for p	artial development:
no	no			no	

riigiinayo Agono

Network Rail :

F/B at LEH1 5 miles 396 yds to be made equality compliant (ramps)? Horsforth station improvements general asset protection issues

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Includes Sims Pond Site of Ecological and Geological Importance (SEGI), species-rich grasslands alongside the railway and Moseley Beck, and woodland along a beck in the north of the site.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/2160. Mitigation will still be required to ensure impacts on Great Crested Newts are addressed and hedgerows and some semi-improved grassland areas within the site are retained as parts of the public open space.

Natural England:

Education

Should this come to fruition, particularly in conjunction with site ref. 1199, we would request land from part of the development for new school provision. Part of this site is within the Horsforth primary planning area.

Drainage/Water/Flooding

Environment Agency Comments:

Apart from a very narrow section of flood zone 3 adjacent to the railway line, this site lies in flood zone 1 on the EA Flood Map (low risk). However, any site specific Flood Risk Assessment (FRA) must investigate the small unnamed watercourses as a source of flood risk. The development layout plan must be amended accordingly.

Environment Agency Constraints:

FZ3 along railway no other constraints

Yorkshire Water Comments:

Water main crosses the southern part of the site

Yorkshire Water Waste Water Treatment	Works Comme
---------------------------------------	-------------

Knostrop High Level

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Gypsy _Traveller Site	e Assessment		
Could site be effectively managed	Yes (Text)	No	Maybe
Would gypsies and	Yes	No	Maybe
travellers live on the site?	(Text)		
Proximity to housed gypsies and travellers	Yes (Text)	No	
Experience of previous encampments	Yes (Text)	No	Unknown

Conclusion of Assessment Conclusion summary: Green Belt site. The capacity and site area has been split - 27.6ha, 724 capacity in Aireborough, 45.33ha, 1189 capacity in North Leeds. Development of such a large site would represent unrestricted urban sprawl and Highways objections include local congestion that would arise if developed. Site Capacity (dwellings units): 1913 Floorspace sq m (Non residential): Residential Conclusion: Retail Conclusion: Employment Conclusion:

Ded

Retail Conclusion: Not assessed Employment Conclusion: Not assessed

Site Ref: 3008

Site Name: Former Elmete Caravan Park, Elmete Lane, Roundhay, Leeds,

Site Detai	ils					
Northing:	437478	Area sq m:	2	8697.56	Ward	Roundhay
Easting:	433850	Area Ha:	2	.869756	HMCA:	North
Site Char	acteristics					
Land Use						
Existing Use 1	: Recrea	tion & Leisure - O	utdoor ame	nity & ope	n space	
Existing Use 2	:					
Existing Use 3	:					
Neighbouring	Use 1 Agricul	ture				
Neighbouring	Use 2: Office					
Neighbouring	Use 3:					
Other uses:						
Site State:	Greenf	ield				
Site Detail						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landso	cape:	Limited Tree C	over	Road I	Frontage	\checkmark
Distance to Ra	il Station (metres):	3888.00		Distan	ce to bus stop (metres)	353.63
Nearest Railwa	ay Station	Cross Gates		Bus St	top ID	1653
SFRA Flood Z	one:		0.00	Within	300m of retail centre bo	undary:
Environment A	gency Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Sa	fety Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.00
Health and Sa	fety Executive Gas I	Pipeline:	No	Conse	rvation Areas	Yes
Ancient Monur	ment/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights of	of Way:		No			
Other commer	nts/observations on	site characteristics	S:			

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	10.20		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Name: Former Elmete Caravan Park, Elmete Lane, Roundhay, Leeds,

Planning History

_	•				
Planning App No.	Proposal	Received	Decision	Status	Site %
PREAPP/06/00020		24/08/2006		PRENOT	100.00
06/04854/LA	Change of use of former caravan site to public open space	09/08/2006	26/10/2006	А	100.00
H30/290/85/	Detached wardens cabin and det ached toilet block and detac hed wash room and laundry room, to touring caravan an	20/08/1985	14/10/1985	A	79.03
PREAPP/09/00032		24/04/2009	01/01/2010	PRECAG	94.94
H30/289/85/	Laying out of touring caravan and camping site with lands caping. this item	20/08/1985	14/10/1985	A	79.09
30/503/03/FU	Detached single storey prefabricated classroom unit	28/07/2003	22/09/2003	А	14.12
11/04113/LA	Proposed cemetery with associated amenities	28/09/2011	25/07/2012	А	83.04
H30/404/82/	Laying out of playing field to vacant parkland site. (site area 1.84ha). (this item is a lso notice under regulation	17/09/1982	18/04/1983	A	70.63

Green Belt assessment -	only completed where site is v	vithin Green Be	elt
Check the unrestricted sprawl of lar	ge built up areas		
Would development lead to/constitute	ribbon development?		
Would development result in isolated of	levelopment?	\checkmark	
Is the site well connected to built up ar	ea (2+ boundaries with existing built up area)?		
Would development of the site effectiv	ely "round off" the settlement pattern?:	No	
Do natural/physical features provide a area and undeveloped land?	good existing barrier between existing urban		
Overall sprawl conclusion: Low potential to lead to unrestricted sp	nawl		
Prevent neighbouring towns from n			
Would development of the site lead to			
	good existing barrier/boundary to contain		
Overall Coalescence Conclusion: No merging of settlements			
Assist in safeguarding countryside	from encroachment		
	between the site and the existing urban area?	\checkmark	
Does the site provide access to the co	5		
Does the site include local or national	•	\Box	
	nds, trees, hedgerows that are protected, or		
Does the site include grade 1, 2, or 3a	agricultural land?	\checkmark	
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Co	nclusion		
· · · ·	feguarding countryside from encroachment		
Preserve the setting and special cha			
	ervation area, listed building or other historical		
If yes, could development preserve thi	s character?:		
Overall Character Preservation Conclu			
	arginal effect on the setting & special character of	historic features which	С
Greenbelt Assessment Conclusion:			5
	tained by natural boundaries reducing potential for	further sprawl.	
Conformity with Core S	trategy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		
Developme	ent unrelated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.0
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:	0.00

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

Site Name: Former Elmete Caravan Park, Elmete Lane, Roundhay, Leeds,

East Leeds

	year Suitability: LI	DF to determine Achievability: Long te	rm (11+ years)
Summary of Infrastru	icture provider o	comments and other planning rec	uirements
Leeds City Council High	ways inc Metro		
Accessibility comment			Rank (1-5
No Public Transport or local s	ervices within waiking c	listance.	1
Access Comments			Rank (1-5
Elmete Lane has substandar at Elmete Lane/Wetherby Ro		vicinity of site. Substandard crossroads junction	2
Local network comment			Rank (1-5
Local congestion issues.			2
Mitigation measure			Total sco
Carriageway/footway improve	ements to Elmete Lane.	Traffic signals at Elmete Lane/Wetherby Road	5
Support?	Need to combine	with other sites: Suitability for part	ial development:
no			
Highways Agency			
n/a			
Network Rail :			
Biodiversity	d LCC Ecology Officer	: Boundary Amendment	
Network Rail : Biodiversity West Yorkshire Ecology and Not supported (RED). No site- significant areas of scrub and areas which together contribu corridor (potential Leeds Habi	-specific designations b some semi-improved g te to the Wyke Beck Va	ut there are rassland	
Biodiversity West Yorkshire Ecology and Not supported (RED). No site- significant areas of scrub and areas which together contribu	-specific designations b some semi-improved g te to the Wyke Beck Va	ut there are rassland	
Biodiversity West Yorkshire Ecology and Not supported (RED). No site- significant areas of scrub and areas which together contribu corridor (potential Leeds Habi	-specific designations b some semi-improved g te to the Wyke Beck Va	ut there are rassland	
Biodiversity West Yorkshire Ecology and Not supported (RED). No site- significant areas of scrub and areas which together contribu corridor (potential Leeds Habi Natural England:	-specific designations b some semi-improved g te to the Wyke Beck Va	ut there are rassland	
Biodiversity West Yorkshire Ecology and Not supported (RED). No site- significant areas of scrub and areas which together contribu corridor (potential Leeds Habi Natural England: Education	-specific designations b some semi-improved g te to the Wyke Beck Va tat Network).	ut there are rassland illey	
Biodiversity West Yorkshire Ecology and Not supported (RED). No site- significant areas of scrub and areas which together contribu corridor (potential Leeds Habi Natural England: Education	-specific designations b some semi-improved g te to the Wyke Beck Va tat Network).	ut there are rassland	
Biodiversity West Yorkshire Ecology and Not supported (RED). No site- significant areas of scrub and areas which together contribu corridor (potential Leeds Habi Natural England: Education	-specific designations b some semi-improved g te to the Wyke Beck Va tat Network).	ut there are rassland illey	ent Works Comme

<u>Utilities</u>

Gas:
Electric:
Telecom:
Fire and Rescue Services:

Built Heritage Leeds City Council: West Yorkshire Archaeology Service: English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. Isolated site. Development would represent an island of development within Green Belt, unrelated to the existing urban area. The site provides a buffer between Roundhay Park and the residential area and has planning permission for a cemetery. Highway concerns regarding accessibility and substandard local network.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed

47

Employment Conclusion: Not assessed

Site Details							
Northing:	439950	Area sq m:	2	3832.53	Ward	Adel and	d Wharfedale
Easting:	425934	Area Ha:	2	.383253	HMCA:		North
Site Charac	teristics						
Land Use							
Existing Use 1:	Vacant	and derelict - V	acant land				
Existing Use 2:	Recrea	tion & Leisure -	Outdoor ame	nity & ope	n space		
Existing Use 3:							
Neighbouring Use	1 Retail -	Shops					
Neighbouring Use	2: Reside	ntial - Dwellings					
Neighbouring Use	3: Commu	unity Services					
Other uses:							
Site State:	Mix						
<u>Site Detail</u>							
Topography:		Flat		Bound	aries:	Partially we	ell-defined
Natural Landscape	e:	Limited Tree	Cover	Road I	Frontage	\checkmark	
Distance to Rail St	ation (metres):	1716.06		Distan	ce to bus stop (metres)	95.40	
Nearest Railway S	tation	Horsforth		Bus St	top ID	7962	
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	undary:	Holt Park
Environment Agency Flood Zone:		0.00	Agricu	Itural Land Class:			
Health and Safety Executive Hazard:		No	Strate	gic Employment Buffer:		0.00	
Health and Safety Executive Gas Pipeline:		No	Conse	rvation Areas		No	
Ancient Monument/Battlefield(%):		0.00	Listed	Buildings:		Yes	
Public Rights of W	ay:		Yes				
Other comments/o	bservations on s	site characteristi	cs:				

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	6.22
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	6.22		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Plannin	ng His	story
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Planning App No.	Proposal	Received	Decision	Status	Site %
11/05245/COND	Consent, agreement or approval required by conditions 15 and 26 of Planning Application 09/02578/OT	09/12/2011	02/03/2012	SPL	83.56
11/05444/COND	Consent, agreement or approval required by conditions 10, 12, 14 and 19 of Planning Application 09/02578/OT	23/12/2011	24/04/2013	A	83.56
H26/215/74/	One non illuminated individual lettering sign, size of lette rs: 1.5m (5ft). height of sign above ground: 5.0m (16ft 6ins	05/06/1974	16/09/1974	А	16.47
H26/265/74/	Pre-cast concrete chimney, 15. 24m (50ft.4ins) high to super market premises.	21/06/1974	28/10/1974	W	16.47
H26/638/74/	Alterations and new shop fron t to vacant shop unit.	28/10/1974	20/01/1975	А	16.47
12/02463/COND	Consent, agreement or approval required by conditions 4, 7 and 8 of Planning Application 10/01088/RM	30/05/2012	30/08/2012	A	83.56
H26/640/74/	Change of use of vacant shop u nit to bank.	28/10/1974	20/01/1975	А	16.47
H26/588/75/	Alterations, to form new front age, to shop unit.	04/07/1975	08/09/1975	А	16.47
H26/637/75/	Alterations and form new shopf ront to vacant shop unit.	21/07/1975	08/09/1975	A	16.47
H26/107/76/	Alterations, including new sho p front and formation of st aff area, to shop unit.	04/02/1976	22/03/1976	R	16.47
H26/180/76/	One internally illuminated ind ividual letter fascia sign, size 8m (26ft 3ins) x 0.7m (2 ft 4ins), height above grou	23/02/1976	22/03/1976	A	16.47
H26/313/76/	Alterations, to form new shop front, to vacant shop unit.	05/04/1976	18/05/1976	А	16.47
12/02461/COND	Consent, agreement or approval required by conditions 8 and 15 of Planning Application 09/02578/OT	30/05/2012	03/04/2013	INT	83.56
H26/180/74/	Addition of bus canopy to supe rmarket and covered mall.	24/05/1974	20/01/1975	А	16.47
H26/526/75/	Alterations and new shop front , to form butchers shop compr ising motor room, spare room, staffroom, 2 w.c.s., binstore,	19/06/1975	11/08/1975	A	16.47
H26/527/75/	One non-illuminated individual letter fascia sign, size 4.48m (14ft.6ins) x 0.4m (1ft. 4ins) height above ground 2.7	19/06/1975	21/07/1975	A	16.47
H26/489/76/	Alterations, including formati on of manager's office and s taff room, and new shopfront, to shop unit.	28/05/1976	15/06/1976	A	16.47
H26/490/76/	One internally illuminated fas cia sign, size 4.6m (15ft) x 0.9m (3ft), height above g round 2.5m (8ft.3ins)	28/05/1976	05/07/1976	A	16.47
26/265/98/FU	Addition of refrigeration units to roof of supermarket	10/07/1998	21/12/1998	А	16.54

Site Name: Holt Park Leisure Centre, Holt Road, Adel

10/02799/COND	Consent, agreement or approval required by conditions 4 and 26 of Planning Application 09/02578/OT	17/06/2010	03/09/2010	SPL	83.56
09/02578/OT	Outline Application for a 'wellbeing centre' for leisure and fitness centre and health facilities	12/06/2009	29/09/2009	A	83.56
H26/108/76/	Alterations, including new sho p front, and formation of st aff area, to shop unit.	04/02/1976	22/03/1976	A	16.47
H26/162/76/	One internal, internally illumi nated window sign, size 0.38m (1ft 3ins) x 1.22m(4ft), heigh t above ground 1.52m(5ft)(unde	19/02/1976	18/05/1976	A	16.47
H26/262/76/	One illuminated projecting dou ble sided box sign, size 0.94m (3ft 1in) x 0.5m(1ft 8ins) hei ght above ground 3.29m(10ft	18/03/1976	18/05/1976	A	16.47
10/02226/LA	Outline application for residential development comprising of C2 (residential institutions)	14/05/2010	10/08/2010	A	27.54
H26/464/74/	Two non-illuminated fascia sig ns, size of each 4.5m (14ft .9ins) x 0.8m (2ft.8ins), heig ht above ground 2.2m (7ft.	28/08/1974	18/11/1974	A	16.47
H26/489/74/	Internal alteration including formation of storage areamarki ng-up area, manager's office, staff room and toilet acc	28/08/1974	18/11/1974	A	16.47
H26/368/75/	One non-illiminated individual letter fascia sign, size1.28m (4ft 3ins) x 0.23m (8ins)heig ht above ground 2.9m(9ft 6ins)	29/04/1976	09/06/1977	A	16.47
26/66/04/SI	Two internally illuminated and 3 non illuminated signs to supermarket	06/02/2004	05/04/2004	SPL	16.98
26/552/04/SI	1 internally illuminated individual letter sign to supermarket	07/09/2004	28/10/2004	А	16.98
H26/542/79/	Two detached prefabricated cla ssroom units, each with store and cloakroom, to school. (thi s item is also notice und	11/06/1979	06/08/1979	A	79.33
H26/1208/79/	Detached pre-cast concrete dou ble garage, to school. (this item is also notice under reg ulation 4(1) of the town and c	07/12/1979	04/02/1980	A	79.33
26/413/04/SI	1 internally illuminated and 1 non illuminated freestanding signs to supermarket car park	25/06/2004	20/08/2004	SPL	16.98
10/01854/RM	Laying out of access road and erect wellbeing centre for leisure and fitness and health facilities, with car parking and landscaping	22/04/2010		APPRET	83.59
H26/637/74/	One illuminated fascia sign. s ize 5.66m (18ft 7ins) x 0.89m (2ft 8ins), height above grou nd: 2.65m (3ft 9ins)(underside	28/10/1974	09/12/1974	A	16.47
H26/367/75/	New shop front to vacant shop unit	29/04/1975	30/06/1975	А	16.47
H26/862/75/	Alterations and new frontage, t o form bank, comprising store, w.c., kitchen, saferoom, intervi ew room, cashiers area and p	13/10/1975	01/12/1975	A	16.47

Site Name: Holt Park Leisure Centre, Holt Road, Adel

H26/161/76/	Change of use, including alter ations to form new shopf ront and additional w.c., of v acant shop unit to betting of	19/02/1976	12/04/1976	A	16.47
H26/768/76/	One internally illuminated dou ble sided, projecting box s ign, size 0.9m (3ft) x 0.5m (1 ft.9ins) height above grou	13/09/1976	04/10/1976	A	16.47
H26/274/77/	Alterations, to form new shop front, to vacant shop unit.	18/04/1977	16/05/1977	A	16.47
PREAPP/09/00028		01/04/2009	01/01/2010	PRECAG	100.00
26/17/01/FU	Two storey lift shaft to side of school	08/01/2001	01/05/2001	А	58.86
10/01088/RM	Reserved Matters Application for a 'wellbeing centre' for leisure and fitness centre	09/03/2010	11/06/2010	A	83.56
10/02662/COND	Consent, agreement or approval required by conditions 5, 15, 18, 20, 22, 23, 30 and 33 of Planning Application 09/02578/OT	10/06/2010	26/08/2010	SPL	83.56
H26/589/75/	Two non-illuminated fascia sig ns, both size 4.1m (13ft .6ins) x 0.46m (1ft.6ins), hei ght above ground 2.44m (8ft	04/07/1975	11/08/1975	A	16.47
12/04694/COND	Consent, agreement or approval required by conditions 7, 30 and 36 of Planning Application 09/02578/OT	02/11/2012	09/04/2013	INT	83.56
12/04692/COND	Consent, agreement or approval required by condition 6 of Planning Application 10/01088/RM	02/11/2012		APPRET	83.56
12/05350/COND	Consent agreement or approval required by conditions 15 and 37 of Planning Application 09/02578/OT	18/12/2012	09/04/2013	INT	83.56

Green Belt assessment -	only completed where site is	within Green Bo	elt
Would development of the site effective	ibbon development? evelopment? ea (2+ boundaries with existing built up area)?		
Prevent neighbouring towns from me Would development of the site lead to p Do natural/physical features provide a development? Overall Coalescence Conclusion:			
Does the site provide access to the course of the site include local or national or	etween the site and the existing urban area? untryside? conservation designated areas? ds, trees, hedgerows that are protected, or er? agricultural land? Are these in agricultural use?		
Preserve the setting and special cha Is the site within or adjacent to a conse feature? If yes, could development preserve this Overall Character Preservation Conclus	rvation area, listed building or other historical		
Greenbelt Assessment Conclusion:	rategy		
Main Urban Area Major Settlement Smaller Settlement Villages/Rural	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension	Brownfield Greenfield Mixed	
<u>Regeneration Priority Area:</u> Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatev	vav.	0.00 0.00

East Leeds

	Unknown	Suitability: Y	es	Achievability:	Jnknown
Summary	/ of Infrastru	cture provider o	comments and o	ther plannin	g requirements
		ways inc Metro			
	ty comment				Rank (1-5)
Good.					4
Access Co	mments				Rank (1-5
Access fron	n Farrar Lane.				4
Local netw	ork comment				Rank (1-5
A65/A660 c	congestion.				3
					3
Mitigation I	measure				Total scor
Traffic mana	agement in local a	area.			11
Support?		Need to combine	with other sites:	Suitability f	or partial development:
Yes with mi	itigation.]]	- F
Highways	Agency				
	nmonte				
Awaiting con					
Awaiting con Network R					
	tail :				
Network R Biodiversit	<u>ty</u>	I LCC Ecology Officer	: Boundar	y Amendment	
Network R Biodiversit	t <u>y</u> hire Ecology and	I LCC Ecology Officer	: Boundar	y Amendment	
<u>Network R</u> Biodiversit West Yorks	t <u>v</u> hire Ecology and Jand:	I LCC Ecology Officer	: Boundar	y Amendment	
Network R Biodiversit West Yorks Natural Eng Education	t <u>v</u> hire Ecology and Jland:		: Boundar	y Amendment	
Network R Biodiversit West Yorks Natural Eng Education Drainage/W	t <u>v</u> hire Ecology and Jand:			y Amendment	ts:
Network R Biodiversit West Yorks Natural Eng Education Drainage/V Environmer	<u>ty</u> hire Ecology and Jand: <u>Mater/Flooding</u>	ents:	Environment A	gency Constrain	ts: reatment Works Comme

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy_Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

		identified as havin		

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion: Not assessed

85

Employment Conclusion: Not assessed

Site Detail	S							
Northing:	435546	i	Area sq m:	:	36248.22	Ward		Kirkstall
Easting:	426445		Area Ha:	;	3.624822	HMCA:		North
Site Chara	cterist	ics						
Land Use								
Existing Use 1:		Vacant	and derelict - Va	cant land				
Existing Use 2:		Retail -	Shops					
Existing Use 3:		Retail -	Restaurants and	Cafes				
Neighbouring Us	se 1	Resider	ntial - Dwellings					
Neighbouring Us	se 2:	Recreat	ion & Leisure - Iı	ndoor sport	facility			
Neighbouring Us	se 3:	Recreat	ion & Leisure - C	Outdoor am	enity & ope	n space		
Other uses:								
Site State:		Brownfie	eld					
Site Detail								
Topography:			Sloping		Bound	laries:	Existing we	ell defined
Natural Landsca	pe:		Limited Tree C	Cover	Road	Frontage	\checkmark	
Distance to Rail	Station (m	etres):	455.14		Distan	ce to bus stop (metres)	83.07	
Nearest Railway	Station		Headingley		Bus S	top ID	9232	
SFRA Flood Zor	ne:			0.00	Within	300m of retail centre bo	oundary:	Kirkstall
Environment Age	ency Flood	d Zone:		0.00	Agricu	Itural Land Class:		
Health and Safe	ty Executiv	/e Hazar	d:	No	Strate	gic Employment Buffer:		0.00
Health and Safe	ty Executiv	/e Gas P	'ipeline:	No	Conse	ervation Areas		No
Ancient Monume	ent/Battlefi	eld(%):		0.00	Listed	Buildings:		Yes
Public Rights of	Way:			Yes				
Other comments	s/observati	ons on s	ite characteristic	s:				

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

he application for mixed use with ential retail community facilities copen space parking & sees ernally illuminated wall signs, 1 fluminated wall sign and 1 hally illuminated tower signs ge of use, involving alter ations new entrance way of storage ndustrial build ing to class b1 e use tion of condition no 1 of cation no 24/379/03/fu nission of reserved matters cation) ne application for retail opment g out of service road and ion of supermarket with nouse, offices, stores, ca nteen oilets, 3 shop uni tion of condition no 2 of ission no 24/198/00/re nission of reserved matters cation) waste extraction units to factory	Received 25/11/2005 30/03/1993 10/02/2009 19/03/1990 11/07/2005 15/02/1996 18/10/1978 04/08/2003	Decision 30/01/2008 24/05/1993 01/01/2010 13/08/1990 05/09/2005 07/08/1997 18/12/1978 23/09/2003	Status R A PRECAG A A A A	Site % 100.00 29.06 100.00 19.09 19.15 20.37 26.35
ential retail community facilities c open space parking & sses ernally illuminated wall signs, 1 fluminated wall sign and 1 hally illuminated tower signs ge of use, involving alter ations new entrance way of storage ndustrial build ing to class b1 e use tion of condition no 1 of cation no 24/379/03/fu nission of reserved matters cation) ne application for retail opment g out of service road and ion of supermarket with nouse, offices, stores, ca nteen oilets, 3 shop uni tion of condition no 2 of ission no 24/198/00/re nission of reserved matters cation)	30/03/1993 10/02/2009 19/03/1990 11/07/2005 15/02/1996 18/10/1978	24/05/1993 01/01/2010 13/08/1990 05/09/2005 07/08/1997 18/12/1978	A PRECAG A A A	29.06 100.00 19.09 19.15 20.37
Iluminated wall sign and 1 hally illuminated tower signs ge of use, involving alter ations new entrance way of storage ndustrial build ing to class b1 e use tion of condition no 1 of cation no 24/379/03/fu nission of reserved matters cation) ne application for retail opment g out of service road and ion of supermarket with nouse, offices, stores, ca nteen oilets, 3 shop uni tion of condition no 2 of ission no 24/198/00/re nission of reserved matters cation)	10/02/2009 19/03/1990 11/07/2005 15/02/1996 18/10/1978	01/01/2010 13/08/1990 05/09/2005 07/08/1997 18/12/1978	PRECAG A A A	100.00 19.09 19.15 20.37
iew entrance way of storage industrial build ing to class b1 use tion of condition no 1 of cation no 24/379/03/fu nission of reserved matters cation) ne application for retail opment g out of service road and ion of supermarket with nouse, offices, stores, ca nteen oilets, 3 shop uni tion of condition no 2 of ission no 24/198/00/re nission of reserved matters cation)	19/03/1990 11/07/2005 15/02/1996 18/10/1978	13/08/1990 05/09/2005 07/08/1997 18/12/1978	А А А	19.09 19.15 20.37
iew entrance way of storage industrial build ing to class b1 use tion of condition no 1 of cation no 24/379/03/fu nission of reserved matters cation) ne application for retail opment g out of service road and ion of supermarket with nouse, offices, stores, ca nteen oilets, 3 shop uni tion of condition no 2 of ission no 24/198/00/re nission of reserved matters cation)	11/07/2005 15/02/1996 18/10/1978	05/09/2005 07/08/1997 18/12/1978	A A A	19.15 20.37
cation no 24/379/03/fu nission of reserved matters cation) ne application for retail opment g out of service road and ion of supermarket with nouse, offices, stores, ca nteen oilets, 3 shop uni tion of condition no 2 of ission no 24/198/00/re nission of reserved matters cation)	15/02/1996 18/10/1978	07/08/1997 18/12/1978	A	20.37
g out of service road and ion of supermarket with house, offices, stores, ca nteen oilets, 3 shop uni tion of condition no 2 of ission no 24/198/00/re nission of reserved matters cation)	18/10/1978	18/12/1978	A	
ion of supermarket with nouse, offices, stores, ca nteen oilets, 3 shop uni tion of condition no 2 of ission no 24/198/00/re nission of reserved matters cation)				26.35
ission no 24/198/00/re nission of reserved matters cation)	04/08/2003	23/09/2003	А	
waste extraction units to factory				19.11
	13/10/1995	07/12/1995	А	20.37
bilition of existing buildings and retail A1 foodstore, with 3 level red car parking areas, 7 retail (Use Classes A1, A2, A4, A4 A5), a community centre and cement Post Office Workers with public realm, associated cing, landscaping and access ovements.	07/10/2011	08/10/2012	W	89.34
ations, including new sta ircase irst floor exten sion to form otion area, n ew staircase and s, t	21/11/1990	14/12/1990	A	19.11
wal of outline permission for development	06/07/2000	22/11/2000	А	20.50
g out of service road and ion of supermarket, with nouse, offices, stores, ca nteen oilets, 3 shop uni	22/02/1979	02/03/1979	A	26.82
nternally illuminated wal I box , one size 7.8m x 1.2m and one 5.77m x 0 .6m, height of above grou	09/07/1979	01/10/1979	A	28.94
	rst floor exten sion to form tion area, n ew staircase and s, t wal of outline permission for development g out of service road and on of supermarket, with nouse, offices, stores, ca nteen bilets, 3 shop uni nternally illuminated wal I box , one size 7.8m x 1.2m and one 5.77m x 0 .6m, height of	rst floor exten sion to form tion area, n ew staircase and s, t wal of outline permission for development g out of service road and on of supermarket, with nouse, offices, stores, ca nteen bilets, 3 shop uni nternally illuminated wal I box , one size 7.8m x 1.2m and one 5.77m x 0 .6m, height of	rst floor exten sion to form tion area, n ew staircase and s, t wal of outline permission for development g out of service road and on of supermarket, with house, offices, stores, ca nteen bilets, 3 shop uni nternally illuminated wal I box , one size 7.8m x 1.2m and one 5.77m x 0 .6m, height of	rst floor exten sion to form tion area, n ew staircase and s, t wal of outline permission for 06/07/2000 22/11/2000 A development g out of service road and 22/02/1979 02/03/1979 A on of supermarket, with house, offices, stores, ca nteen bilets, 3 shop uni nternally illuminated wal I box 09/07/1979 01/10/1979 A , one size 7.8m x 1.2m and one 5.77m x 0 .6m, height of

Green Belt assessment -	only completed where site is v	within Green Belt
Would development of the site effectivel	bbon development? velopment? a (2+ boundaries with existing built up area)?	
Prevent neighbouring towns from me Would development of the site lead to p Do natural/physical features provide a g development? Overall Coalescence Conclusion:		
Does the site provide access to the cour Does the site include local or national co	etween the site and the existing urban area? ntryside? onservation designated areas? Is, trees, hedgerows that are protected, or r? agricultural land? Are these in agricultural use?	
Preserve the setting and special char Is the site within or adjacent to a conser feature? If yes, could development preserve this Overall Character Preservation Conclus	vation area, listed building or other historical character?:	
Greenbelt Assessment Conclusion:		
Conformity with Core Str	Main Units Anna Francisco	
Major Settlement	Main Orban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension	Brownfield Greenfield Mixed
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 vav: 0.00

East Leeds

Availability: Short term (0-5yrs) Suitability: Yes	A	chievability: Med	lium term (6-10 years)
Summary of Infrastructure provider co	mments and oth	er planning i	requirements
Leeds City Council Highways inc Metro			
Accessibility comment			Rank (1-5
Public Transport Core Strategy standards met schools/h	nealth/rail, some local se	ervices.	5
Access Comments			Rank (1-5
Mitigation works would be required for signalised junction	ons at Commercial Road	d and Kirkstall Hill.	4
Local network comment			Rank (1-5
Local congestion issues mitigation required.			3
Mitigation measure			Total sco
Signalised junction required.			12
Support? Need to combine wi	ith other sites:	Suitability for p	partial development:
Yes with mitigation no		yes	
Highways Agency			
n/a			
Network Rail :			
<u>Biodiversity</u>			
West Yorkshire Ecology and LCC Ecology Officer:	Boundary A	mendment	
Supported			
Natural England:			
Education			
Drainage/Water/Flooding			
Environment Agency Comments:	Environment Age	ncy Constraints:	
Yorkshire Water Comments:	Yorkshire Water V	Naste Water Trea	tment Works Comme

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Pending Tesco application on site. A mix of residential and commercial retail would be appropriate given town centre location. Amber as preferred retail use, residential could be in place on upper floors.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusio	n:
Green	

109

Employment Conclusion:

Green

Site Ref: 3034

Site Name: Cold Harbour Farm, Bayton Lane, Yeadon and Rawdon Billings

Site Deta	ils						
Northing:	440375	5	Area sq m:	17:	2326.38	Ward	Guiseley and Rawc
Easting:	421684	Ļ	Area Ha:	17.	232638	HMCA:	Aireborou
Site Char	acterist	ics					
Land Use							
Existing Use 1	:	Agricult	ure				
Existing Use 2							
Existing Use 3	3:						
Neighbouring	Use 1	Resider	ntial - Dwellings				
Neighbouring	Use 2:	Agricult	ure				
Neighbouring	Use 3:	Other					
Other uses:		Local Na	ature Area				
Site State:		Greenfie	eld				
Site Detail							
Topography:			Flat		Bound	daries:	Existing well defined
Natural Lands	cape:		Limited Tree	Cover	Road	Frontage	\checkmark
Distance to Ra	ail Station (m	netres):	3002.83		Distar	nce to bus stop (metres)	307.46
Nearest Railwa	ay Station		Horsforth		Bus S	top ID	1024
SFRA Flood Z	one:			0.00	Within	300m of retail centre bo	oundary:
Environment Agency Flood Zone:			0.00	Agricu	Itural Land Class:		
Health and Safety Executive Hazard:		d:	No	Strate	gic Employment Buffer:	0.	
Health and Sa	fety Executiv	ve Gas P	ipeline:	No	Conse	ervation Areas	
Ancient Monur	ment/Battlefi	eld(%):		0.00	Listed	Buildings:	Y
Public Rights of Way:		Yes					
Other commer	nts/observati	ons on s	ite characteristi	cs:			

Site of Cold Harbour Farm and associated land to the south, commonly known as Rawdon Billings. Farm track runs through the middle of the site. There is little to no tree coverage on the site, which undulates. Western boundary is residential, open land stretches to the east.

UDP Designation

Greenbelt - N32 (%):	99.77	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.08	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Name: Cold Harbour Farm, Bayton Lane, Yeadon and Rawdon Billings

Planning Histor	у				
Planning App No.	Proposal	Received	Decision	Status	Site %
H28/669/77/	Detached silage barn and cow c ubicle building to farm.	06/12/1977	06/02/1978	А	12.09

Site Name: Cold Harbour Farm, Bayton Lane, Yeadon and Rawdon Billings

Green Belt assessment	- only completed where site is	within Green Belt
Check the unrestricted sprawl of la	arge built up areas	
Would development lead to/constitut	e ribbon development?	
Would development result in isolated	d development?	
Is the site well connected to built up	area (2+ boundaries with existing built up area)?	
Would development of the site effect	tively "round off" the settlement pattern?:	No
Do natural/physical features provide area and undeveloped land?	a good existing barrier between existing urban	
Overall sprawl conclusion:		
High potential to lead to unrestricted	sprawl	
Prevent neighbouring towns from	merging	
Would development of the site lead t	to physical connection of settlements?	
Do natural/physical features provide development?	a good existing barrier/boundary to contain	
Overall Coalescence Conclusion:		
No merging but would significantly re	educe the green belt gap	
Assist in safeguarding countrysid	e from encroachment	
Is there a strong defensible boundar	y between the site and the existing urban area?	
Does the site provide access to the	countryside?	\checkmark
Does the site include local or nationa	al conservation designated areas?	
	lands, trees, hedgerows that are protected, or	
Does the site include grade 1, 2, or 3	3a agricultural land?	
Does the site contain buildings?	Are these in agricultural use	? 🖌
Overall countryside Encroachment C	Conclusion	
The site performs an important role s	safeguarding countryside from encroachment	
Preserve the setting and special c	haracter of historic towns	
s the site within or adjacent to a con feature?	nservation area, listed building or other historical	
f yes, could development preserve t	this character?:	
Overall Character Preservation Cond	clusion:	
Development of the site would have	a significant effect on the setting and special chai	racter of historic features
Greenbelt Assessment Conclusion		
Large site. Development would have area of urban sprawl. Site currently p area.	e a significant impact on the openness of the gree performs important countryside function and surro	en belt and result in a large unds an important nature
Conformity with Core	Strategy	
Main Urban Area	Main Urban Area Extension	Brownfield
Major Settlement	Major Settlement Extension	Greenfield
Smaller Settlement	Smaller Settlement Extension	Mixed
Villages/Rural	Village/Rural Extension	
Developn	nent unrelated to existing development	
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley:	0.
Leeds Bradford Corridor:	0.00 West Leeds Gate	eway: 0.

Site Name: Cold Harbour Farm, Bayton Lane, Yeadon and Rawdon Billings

East Leeds

port, but only approx but mitigation can be Road required throug ble due to brow of hil o junction with A658/ ted (which may still n on Lane.	Achievability: ts and other plann 30% of the site is accessil e completed, left turn out of gh another site (this access Il access visibility issues. /B6152 unless significant not work) and footways put	ing requirements Rank (ble to 2 Rank (of site s Access to
port, but only approx but mitigation can be Road required throug ble due to brow of hil o junction with A658/ ted (which may still n on Lane.	ts and other plann 30% of the site is accessil e completed, left turn out o gh another site (this access Il access visibility issues. /B6152 unless significant	ing requirements Rank (ble to of site s Access to t in on Rank (Rank (
port, but only approx but mitigation can be Road required throug ble due to brow of hil o junction with A658/ ted (which may still n on Lane.	30% of the site is accessil e completed, left turn out o gh another site (this access Il access visibility issues. /B6152 unless significant	Rank (ble to 2 Rank (of site s Access to t in on Rank (
port, but only approx but mitigation can be Road required throug ble due to brow of hil o junction with A658/ ted (which may still n on Lane.	e completed, left turn out c gh another site (this acces Il access visibility issues. /B6152 unless significant	ble to 2 Rank (of site s Access to t in on Rank (
but mitigation can be Road required throug ble due to brow of hil o junction with A658/ ted (which may still n on Lane.	e completed, left turn out c gh another site (this acces Il access visibility issues. /B6152 unless significant	Access to t in on Rank (2 Rank (7
Road required throug ble due to brow of hil o junction with A658/ ted (which may still n on Lane.	gh another site (this acces Il access visibility issues /B6152 unless significant	of site s Access to t in on Rank (
Road required throug ble due to brow of hil o junction with A658/ ted (which may still n on Lane.	gh another site (this acces Il access visibility issues /B6152 unless significant	s Access to t in on Rank (
eld Mount which is es		
eld Mount which is es		2
		Total s
round network possi	ssential to progress larger ble on Bayton Lane and B	
ombine with other s	sites: Suitabilit	y for partial developmen
	Boundary Amendment	
st land from part of th	ne development for new sc	hool provision.
Envi	ironment Agency Constra	aints:
York	shire Water Waste Wate	r Treatment Works Com
r	Envi	

LCC Flood Risk Management:

<u>Utilities</u> Gas:
Electric:
Telecom:
Fire and Rescue Services:
<u>Built Heritage</u> Leeds City Council:
West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site Ref: 3034

Site Name: Cold Harbour Farm, Bayton Lane, Yeadon and Rawdon Billings

Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and development would have a serious impact on the openness of the Green Belt and result in a large area of urban sprawl. The area and capacity has been split - 2.66ha, capacity of 70 in North Leeds housing market characteristic area, majority (56.25ha) in Aireborough.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

1888

Employment Conclusion:

Not assessed

Retail Conclusion:

Not assessed

Site Ref: 3044

Site Name: Cookridge Hall Golf Course/Driving Range, Cookridge Lane, Cookridge, LS16 7LQ

Northing:	440938	A	rea sq m:	104	4477.56	Ward	Adel and V	Vharfedale
Easting:	425478	A	rea Ha:	10	.447756	HMCA:		North
Site Char	acterist	ics						
Land Use								
Existing Use 1	:	Agricultur	e					
Existing Use 2	2:	Recreatio	n & Leisure - (Dutdoor spor	t facility			
Existing Use 3	3:							
Neighbouring	Use 1	Residenti	al - Dwellings					
Neighbouring	Use 2:	Agricultur	e					
Neighbouring	Use 3:	Recreatio	ion & Leisure - Outdoor sport facility					
Other uses:								
Site State:		Greenfield	b					
<u>Site Detail</u>								
Topography:			Undulating		Bound	daries:	Partially well-	defined
Natural Lands	cape:		Limited Tree (Cover	Road	Frontage	\checkmark	
Distance to Ra	ail Station (m	etres):	2086.59		Distar	nce to bus stop (metres)	195.94	
Nearest Railw	ay Station		Horsforth		Bus S	top ID	7978	
SFRA Flood Z	lone:			0.00	Withir	300m of retail centre b	oundary:	
Environment A	Agency Flood	Zone:		0.00	Agricu	Agricultural Land Class:		
Health and Safety Executive Hazard:			No	Strate	Strategic Employment Buffer:		0.00	
Health and Sa	fety Executiv	ve Gas Pip	eline:	No	Conse	ervation Areas		No
Ancient Monu	ment/Battlefie	eld(%):		0.00	Listed	Buildings:		Yes
Public Rights of Way:			Yes					

UDP Designation

Greenbelt - N32 (%):	99.47	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.25		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Name: Cookridge Hall Golf Course/Driving Range, Cookridge Lane, Cookridge, LS16 7LQ

Planning History

	y				
Planning App No.	Proposal	Received	Decision	Status	Site %
26/217/92/FU	Detached maintenance shed	10/06/1992	24/11/1992	А	59.61
26/277/93/FU	Single storey front extension to clubhouse	24/08/1993	09/11/1993	А	59.61
26/108/96/LI	Listed building application to part demolish and erect single & 3 two storey extensions to form leisure centre	25/03/1996	14/11/1996	A	59.61
H26/281/74/	Laying out of access and const ruction of helicopter landi ng pad.	24/06/1974	12/05/1975	W	26.80
H26/445/90/	Laying out of access road with change of use of former hospi tal and coach house to hotel a nd golf club house and use of	09/11/1990	21/01/1991	A	60.04
26/216/92/LI	Listed building application to carry out alterations and extension to form golf clubhouse	10/06/1992	19/01/1993	A	59.61
26/107/99/LI	Listed building application for addition of 0.6m diameter satellite dish to leisure centre	18/03/1999	18/10/1999	A	60.57
26/106/96/FU	Change of use involving alterations 1 single storey and 3 two storey extensions of hospital to leisure centre	25/03/1996	14/11/1996	A	59.61
26/220/92/FU	Detached golf driving range building with floodlights	10/06/1992	22/12/1992	А	59.61
26/259/97/SI	6 non illuminated and 3 illuminated freestanding signs and 5 externally illuminated wall signs	22/06/1997	08/09/1997	A	59.61
26/114/97/LI	Listed building application for addition of 0.6m diameter satellite dish to golf club house	03/04/1997	13/05/1997	A	51.72
26/261/92/FU	Detached pump house	03/07/1992	20/08/1992	А	59.61
26/278/93/LI	Listed building application to carry out alterations and single storey front extension to clubhouse	24/08/1993	09/11/1993	A	59.61
26/108/99/LI	Listed building application for addition of 0.6m diameter satellite dish to driving range	18/03/1999	18/10/1999	A	60.57
26/221/92/FU	Change of use involving single storey extension of coach house to golf club house	19/06/1992	19/01/1993	A	59.61
26/107/96/LI	Listed building application to part demolish and carry out alterations and extension to form golf clubhouse	25/03/1996	14/11/1996	A	59.61
26/367/00/SI	2 entrance wall signs 7 free standing and 4 wall mounted individual letter signs to health and golf club	16/08/2000	10/10/2000	A	59.61

Site Name: Cookridge Hall Golf Course/Driving Range, Cookridge Lane, Cookridge, LS16 7LQ

Green Belt assessment -	only completed where site is v	vithin Green Belt
Check the unrestricted sprawl of larg Would development lead to/constitute ri	-	
Would development result in isolated de	•	
·	a (2+ boundaries with existing built up area)?	
Would development of the site effective	· · · · ·	No
Do natural/physical features provide a g	ood existing barrier between existing urban	
area and undeveloped land?		
Overall sprawl conclusion: High potential to lead to unrestricted spi	rawl	
Prevent neighbouring towns from me	erging	
Would development of the site lead to p	hysical connection of settlements?	
	pood existing barrier/boundary to contain	
Overall Coalescence Conclusion:		
No merging but there is no defensible b	oundary	
Assist in safeguarding countryside fr	om encroachment	
Is there a strong defensible boundary be	etween the site and the existing urban area?	\checkmark
Does the site provide access to the cou	ntryside?	\checkmark
Does the site include local or national c	onservation designated areas?	
Does the site include areas of woodland significant unprotected tree/hedge cover	ds, trees, hedgerows that are protected, or r?	
Does the site include grade 1, 2, or 3a a	agricultural land?	\checkmark
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Con-	clusion	
The site performs an important role safe	eguarding countryside from encroachment	
Preserve the setting and special char	racter of historic towns	
Is the site within or adjacent to a conser feature?	vation area, listed building or other historical	
If yes, could development preserve this		
Overall Character Preservation Conclus		
Development of the site would have no	effect on the setting and special character of his	toric features
Greenbelt Assessment Conclusion:		
Relates poorly to settlement. Poorly def	ined boundary to north, high potential for further	sprawl.
Conformity with Core St	rategy	
Main Urban Area	Main Urban Area Extension	Brownfield
Major Settlement	Major Settlement Extension	Greenfield
Smaller Settlement	Smaller Settlement Extension	Mixed
Villages/Rural	Village/Rural Extension	
Developmen	t unrelated to existing development	
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley:	0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay: 0.00

Site Name: Cookridge Hall Golf Course/Driving Range, Cookridge Lane, Cookridge, LS16 7LQ

East Leeds

Availability: Unknown	Suitability:	LDF to determine	Achievability: Lo	ng term (11+ years)
Summary of Infrast	ructure provide	r comments and	other planning	requirements
Leeds City Council Hig	ghways inc Metro			
Accessibility comment				Rank (1-5
Meets Core Strategy stand	ards but lacks local faci	lities, remote from rail se	ervice.	4
Access Comments				Rank (1-5
Access achievable with mi	itigation (trees could be	problem).		4
Local network comment				Rank (1-5
Local congestion issues.				3
Mitigation measure				Total sco
Unknown at this stage.				11
Support?	Need to combin	ne with other sites:	Suitability for	partial development:
Support? Yes with mitigation.	Need to combin	ne with other sites:	Suitability for yes	partial development:
		ne with other sites:		partial development:
Yes with mitigation.		ne with other sites:		partial development:
Yes with mitigation. Highways Agency		ne with other sites:		partial development:
Yes with mitigation. Highways Agency n/a Network Rail :		ne with other sites:		partial development:
Yes with mitigation. Highways Agency n/a Network Rail : Biodiversity	no		yes	partial development:
Yes with mitigation. <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology a Supported with mitigation to and woodland connectivity	and LCC Ecology Offic p protect and enhance h within the site - to provid	er: Bound		partial development:
Yes with mitigation. <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology a Supported with mitigation to	and LCC Ecology Offic p protect and enhance h within the site - to provid	er: Bound	yes	partial development:
Yes with mitigation. <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology a Supported with mitigation to and woodland connectivity woodland south of Breary N	and LCC Ecology Offic p protect and enhance h within the site - to provid	er: Bound	yes	partial development:
Yes with mitigation. Highways Agency h/a Network Rail : Biodiversity West Yorkshire Ecology a Supported with mitigation to and woodland connectivity woodland south of Breary M Natural England: Education	and LCC Ecology Offic o protect and enhance h within the site - to provid Marsh SSSI.	er: Bound	yes	partial development:
Yes with mitigation. <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology a Supported with mitigation to and woodland connectivity woodland south of Breary M Natural England: <u>Education</u> <u>Drainage/Water/Floodi</u>	and LCC Ecology Offic o protect and enhance h within the site - to provid Marsh SSSI.	edgerows de a link with	ary Amendment	
Yes with mitigation. Highways Agency h/a Network Rail : Biodiversity West Yorkshire Ecology a Supported with mitigation to and woodland connectivity woodland south of Breary M Natural England: Education	and LCC Ecology Offic o protect and enhance h within the site - to provid Marsh SSSI.	edgerows de a link with	yes	

Utilities

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.

Site Capacity (dwellings units):

274

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed Employment Conclusion: Not assessed

Site Details							
Northing:	437535	Area sq m:	33	7689.54	Ward	R	oundha
Easting:	434310	Area Ha:	33	.768954	HMCA:		Nor
Site Charact	teristics						
Land Use							
Existing Use 1:	Agricu	Ilture					
Existing Use 2:							
Existing Use 3:							
Neighbouring Use	1 Agricu	Ilture					
Neighbouring Use	2: Resid	ential - Dwellings					
Neighbouring Use	3: Recre	ation & Leisure -	Outdoor spor	t facility			
Other uses:							
Site State:	Greer	field					
<u>Site Detail</u>							
Topography:		Undulating		Bound	laries:	Existing well de	fined
Natural Landscape	:	Limited Tree	Cover	Road I	Frontage	\checkmark	
Distance to Rail St	ation (metres):	3665.93		Distan	ce to bus stop (metres)	328.28	
Nearest Railway S	tation	Cross Gates		Bus St	top ID	14302	
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	oundary:	
Environment Agency Flood Zone:		0.00	Agricu	Itural Land Class:			
Health and Safety Executive Hazard:		No	Strate	gic Employment Buffer:		0.0	
Health and Safety	Executive Gas	Pipeline:	No	Conse	ervation Areas		Ye
Ancient Monument	/Battlefield(%)	:	0.00	Listed	Buildings:		١
Public Rights of W	ay:		No				
Other comments/o	bservations on	site characterist	ics:				

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History					
Planning App No.	Proposal	Received	Decision	Status	Site %
H30/696/74/	Outline application to erect a gricultural dwelling withcar-p ort to agicultural land.	28/10/1974	25/11/1974	A	13.62

Green Belt assessment -	only completed where site is v	vithin Green Be	lt
Check the unrestricted sprawl of larg	e built up areas		
Would development lead to/constitute ri	bbon development?		
Would development result in isolated de	evelopment?		
s the site well connected to built up are	a (2+ boundaries with existing built up area)?	\checkmark	
Nould development of the site effective	ly "round off" the settlement pattern?:	No	
Do natural/physical features provide a g area and undeveloped land?	ood existing barrier between existing urban		
Overall sprawl conclusion: Low potential to lead to unrestricted spr	awl		
Prevent neighbouring towns from me			
Nould development of the site lead to p			
	jood existing barrier/boundary to contain		
Overall Coalescence Conclusion: No merging of settlements			
Assist in safeguarding countryside fr	rom encroachment		
	etween the site and the existing urban area?		
Does the site provide access to the cou	0		
Does the site include local or national co	•		
	ds, trees, hedgerows that are protected, or		
Does the site include grade 1, 2, or 3a a	agricultural land?	\checkmark	
Does the site contain buildings?	Are these in agricultural use?	\checkmark	
Overall countryside Encroachment Con	clusion		
The site does not perform an important	role in safeguarding the countryside from encroa	chment	
Preserve the setting and special char	acter of historic towns		
s the site within or adjacent to a conser	vation area, listed building or other historical		
If yes, could development preserve this	character?:		
Overall Character Preservation Conclus	sion:		
	rginal effect on the setting & special character of	historic features, which	с
Greenbelt Assessment Conclusion:			
Relates well to urban area. Well contain conservation area.	ed on all boundaries preventing risk of further sp	orawl. Overlaps	
Conformity with Core St	rategy]
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		
Developmen	t unrelated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.0
Leeds Bradford Corridor:	0.00 West Leeds Gatew	av:	0.0

East Leeds

	Suitability: LDF to determine Achievability:	
ummary of Infrast	tructure provider comments and other planning requi	rements
Leeds City Council Hig	ghways inc Metro	
Accessibility comment		Rank (1-5)
Eastern part of site genera	Ily meet accessibility standards.	3
Access Comments		Rank (1-5)
Single Access from A58 a limited to 300 dwellings.	chievable - large site will require two access points therefore development	3
Local network comment		Rank (1-5)
Some local mitigation likel	ly.	4
Mitigation measure		Total scor
		10
Support?	Need to combine with other sites: Suitability for partial of	levelopment:
yes with mitigation	Only eastern part of site	-
,	developed up to max of	
Highways Agency		
Network Rail :		
<u>Biodiversity</u>		
West Yorkshire Ecology a	and LCC Ecology Officer: Boundary Amendment	
Not supported (RED). No state are Lowland mixed priority habitat and a beck	and LCC Ecology Officer: Boundary Amendment site-based designations but parts of I deciduous woodland a UK BAP flows near the south-eastern	
West Yorkshire Ecology a Not supported (RED). No s the site are Lowland mixed	site-based designations but parts of I deciduous woodland a UK BAP	
West Yorkshire Ecology a Not supported (RED). No the site are Lowland mixed priority habitat and a beck to poundary. Natural England:	site-based designations but parts of I deciduous woodland a UK BAP	
West Yorkshire Ecology a Not supported (RED). No the site are Lowland mixed priority habitat and a beck to poundary. Natural England:	site-based designations but parts of I deciduous woodland a UK BAP	
West Yorkshire Ecology a Not supported (RED). No the site are Lowland mixed priority habitat and a beck to boundary. Natural England: Education	site-based designations but parts of I deciduous woodland a UK BAP flows near the south-eastern	
West Yorkshire Ecology a Not supported (RED). No he site are Lowland mixed priority habitat and a beck to boundary. Natural England: Education	site-based designations but parts of I deciduous woodland a UK BAP flows near the south-eastern	
West Yorkshire Ecology a Not supported (RED). No he site are Lowland mixed priority habitat and a beck to boundary. Natural England: Education	site-based designations but parts of I deciduous woodland a UK BAP flows near the south-eastern	Works Comme
Vest Yorkshire Ecology a Not supported (RED). No he site are Lowland mixed priority habitat and a beck boundary. Natural England: Education Drainage/Water/Floodi Environment Agency Cor	ing nments: Environment Agency Constraints:	Works Comme

Gas: Electric: Telecom: Fire and Rescue Services: <u>Built Heritage</u> Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site, on the edge of the urban area. Existing defensible boundaries would prevent further sprawl. Development is contingent on site 1190 being brought forward. Highway concerns regarding suitable access may reduce capacity of site.

Site Capacity (dwellings units):

886

Floorspace sq m (Non residential):

Residential Conclusion: Amber Retail Conclusion: Not assessed Employment Conclusion: Not assessed

Site Ref: 3327

Site Name: Land at Bayton/Layton Road Junction, Rawdon, Leeds, LS18 5ET

Northing:	439425	А	rea sq m:	2	2243.68	Ward		Horsforth
Easting:	422766	A	rea Ha:	2	2.224368	HMCA:		North
Site Cha	racteristi	ics						
Land Use								
Existing Use	1:	Agricultur	e					
Existing Use 2	2:							
Existing Use 3	3:							
Neighbouring	Use 1	Agricultur	e					
Neighbouring	Use 2:	Recreatio	n & Leisure -	Outdoor spor	rt facility			
Neighbouring	Use 3:	Residentia	al - Dwellings					
Other uses:								
Site State:		Greenfield	t					
<u>Site Detail</u>								
Topography:			Flat		Bound	laries:	Existing well	defined
Natural Lands	scape:		Limited Tree	Cover	Road I	Frontage	\checkmark	
Distance to R	ail Station (m	etres):	1679.37		Distan	ce to bus stop (metres)	141.57	
Nearest Railw	vay Station		Horsforth		Bus St	top ID	10227	
SFRA Flood 2	Zone:			0.00	Within	300m of retail centre bo	undary:	
Environment	Agency Flood	Zone:		0.00	Agricu	Itural Land Class:		
Health and Sa				No	Strate	Strategic Employment Buffer:		0.00
Health and Sa	afety Executiv	e Gas Pip	eline:	No	Conse	ervation Areas		No
Ancient Monu	ment/Battlefie	eld(%):		0.00	Listed	Buildings:		No
	of Way:			No				

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Green Belt assessment - only completed where site is	within Green Belt
Check the unrestricted sprawl of large built up areas	
Would development lead to/constitute ribbon development?	
Vould development result in isolated development?	
the site well connected to built up area (2+ boundaries with existing built up area)?	
Vould development of the site effectively "round off" the settlement pattern?:	No
to natural/physical features provide a good existing barrier between existing urban rea and undeveloped land?	
Overall sprawl conclusion: ow potential to lead to unrestricted sprawl	
revent neighbouring towns from merging	
Vould development of the site lead to physical connection of settlements?	
o natural/physical features provide a good existing barrier/boundary to contain evelopment?	
Overall Coalescence Conclusion:	
lo merging but would significantly reduce the green belt gap	
ssist in safeguarding countryside from encroachment	
s there a strong defensible boundary between the site and the existing urban area?	
Does the site provide access to the countryside?	
oes the site include local or national conservation designated areas?	
oes the site include areas of woodlands, trees, hedgerows that are protected, or ignificant unprotected tree/hedge cover?	
oes the site include grade 1, 2, or 3a agricultural land?	
loes the site contain buildings?	
Verall countryside Encroachment Conclusion	
he site does not perform an important role in safeguarding the countryside from encro	achment
reserve the setting and special character of historic towns	
s the site within or adjacent to a conservation area, listed building or other historical eature?	
yes, could development preserve this character?:	
Verall Character Preservation Conclusion:	
evelopment of the site would have no effect on the setting and special character of his	storic features
creenbelt Assessment Conclusion:	
Well contained site by trees on the borders but relates poorly to urban area. Developme separation between settlements.	ent would reduce
Conformity with Core Strategy	
Main Urban Area 📄 Main Urban Area Extension 📄	Brownfield
Major Settlement Major Settlement Extension	Greenfield
Smaller Settlement Smaller Settlement Extension	Mixed
Villages/Rural Village/Rural Extension	
Development unrelated to existing development	
Regeneration Priority Area:	
Inner South Leeds: 0.00 Aire Valley:	0.00

Leeds Bradford Corridor:

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

West Leeds Gateway:

0.00

0.00

Site Name: Land at Bayton/Layton Road Junction, Rawdon, Leeds, LS18 5ET

East Leeds

Availability: Short term (0-5yr	ro) Suitability: IDE to data and a	<i></i>
	rs) Suitability: LDF to determine Achievability: Long tern	n (11+ years)
ummary of Infrastru	cture provider comments and other planning requ	lirements
Leeds City Council Highv	ways inc Metro	
Accessibility comment		Rank (1-5
Poor employment and Public T	Transport accessibility. Good access to local services.	3
Access Comments		Rank (1-
Access onto Layton Rise Achi footway/width of road.	ieveable, Bayton Lane might not be due to trees/speed of road/lack of	4
Local network comment	۲ ۱	Rank (1-5
Local congestion in Horsforth	and outer ring road.	
		3
Mitigation measure		Total sco
Access works.		10
Support?	Need to combine with other sites: Suitability for partia	I development:
no	yes	
Network Rail :		
Biodiversity	LLCC Epology Officers - Roundary Amondment	
<u>Biodiversity</u> Nest Yorkshire Ecology and Supported with mitigation to pr	I LCC Ecology Officer: Boundary Amendment rotect and enhance hedgerows s the centre and northern edge of	
Biodiversity Nest Yorkshire Ecology and Supported with mitigation to pr and trees - which occur across	rotect and enhance hedgerows	
Biodiversity Nest Yorkshire Ecology and Supported with mitigation to pr and trees - which occur across his site. Bats to consider.	rotect and enhance hedgerows	
Biodiversity West Yorkshire Ecology and Supported with mitigation to pr and trees - which occur across his site. Bats to consider. Natural England: Education	rotect and enhance hedgerows s the centre and northern edge of	
Biodiversity Nest Yorkshire Ecology and Supported with mitigation to pr and trees - which occur across his site. Bats to consider. Natural England: Education	rotect and enhance hedgerows s the centre and northern edge of	
Biodiversity West Yorkshire Ecology and Supported with mitigation to pr and trees - which occur across his site. Bats to consider. Natural England: Education	ents: Environment Agency Constraints:	t Works Comme

Gas:	

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is set to the west of Bayton Lane, relatively remote from the centre of Horsforth. The site itself is relatively contained on all sides by the road and existing residential development, but development would further reduce the Green Belt gap between residential areas. Highway concerns regarding access.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Red

58

Employment Conclusion: Red

Northing:	439168	Area sq m:	Ę	50874.74	Ward	F	lorsforth
Easting:	422540	Area Ha:	Ę	5.087474	HMCA:		North
Site Chara	cteristics						
Land Use							
Existing Use 1:	Agrie	culture					
Existing Use 2:							
Existing Use 3:							
Neighbouring Us	se 1 Agri	culture					
Neighbouring Us	se 2: Resi	dential - Dwellings					
Neighbouring Us	se 3:						
Other uses:							
Site State:	Gree	enfield					
Site Detail							
Topography:		Flat		Bound	laries:	Existing well de	fined
Natural Landsca	ipe:	Limited Tree	Cover	Road	Frontage	\checkmark	
Distance to Rail	Station (metres): 1881.50		Distan	ice to bus stop (metres)	117.72	
Nearest Railway	Station	Horsforth		Bus S	top ID	6564	
SFRA Flood Zor	ne:		0.00	Within	300m of retail centre bo	oundary:	
Environment Ag	ency Flood Zon	e:	0.00	Agricu	Itural Land Class:		
Health and Safe	ty Executive Ha	zard:	No	Strate	gic Employment Buffer:		0.00
Health and Safe	ty Executive Ga	s Pipeline:	No	Conse	ervation Areas		No
Ancient Monum	ent/Battlefield(%	b):	0.00	Listed	Buildings:		Yes
Public Rights of	Way:		Yes				

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 3328 Site Name: Land at Layton Road, Rawdon, LS19 6QT

Planning History

Green Belt assessr	ment - only completed where site	e is within Green Belt	
Check the unrestricted spra	awl of large built up areas		
Would development lead to/co	onstitute ribbon development?		
Would development result in i	isolated development?		
s the site well connected to b	ouilt up area (2+ boundaries with existing built up are	a)?	
Nould development of the site	e effectively "round off" the settlement pattern?:	No	
Do natural/physical features p area and undeveloped land?	provide a good existing barrier between existing urba	an 🗌	
Overall sprawl conclusion:			
-ow potential to lead to unres	stricted sprawl		
Prevent neighbouring town	s from merging		
Nould development of the sit	e lead to physical connection of settlements?	\checkmark	
Do natural/physical features p development?	provide a good existing barrier/boundary to contain	\checkmark	
Overall Coalescence Conclus	sion:		
Coalescence/merging settlem	nents		
Assist in safeguarding cour	ntryside from encroachment		
Is there a strong defensible b	oundary between the site and the existing urban are	a?	
Does the site provide access	to the countryside?	\checkmark	
Does the site include local or	national conservation designated areas?		
Does the site include areas or significant unprotected tree/he	f woodlands, trees, hedgerows that are protected, o edge cover?	r 🗌	
Does the site include grade 1	, 2, or 3a agricultural land?		
Does the site contain building	gs? Are these in agricultura	l use?	
Overall countryside Encroach	ment Conclusion		
The site performs an importar	nt role safeguarding countryside from encroachment		
Preserve the setting and sp	ecial character of historic towns		
Is the site within or adjacent t feature?	o a conservation area, listed building or other histori	cal	
If yes, could development pre	eserve this character?:		
Overall Character Preservation	on Conclusion:		
Development of the site would	d have marginal effect on the setting & special chara	acter of historic features, which c	
Greenbelt Assessment Con	clusion:		
	settlements, development here would result in mergi performs and important role in safeguarding country		
Conformity with C	ore Strategy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension]	
De	evelopment unrelated to existing development]	
Regeneration Priority Area			
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds	Gateway:	0.00

East Leeds

Availability: Short term (0-5yrs) Suitability: LDF to determine Achieva	bility: Long term (11+ years)
ummary of Infrastructure provider comments and other p	lanning requirements
eeds City Council Highways inc Metro	Donk (4.5
Accessibility comment Poor employment and Public Transport accessiblity, good access to local services.	Rank (1-5
our employment and Fubile transport accessionly, good access to local services.	3
Access Comments	Rank (1-5
Access onto Layton Road.	5
Local network comment	Rank (1-5
Local congestion in Horsforth and outer ring road.	3
Mitigation measure	Total sco
Access works/improvements to public transport / cumulative fund for Hosforth rdt.	11
Support? Need to combine with other sites: Sui	tability for partial development:
yes with mitigation yes	
lighways Agency	
lighways Agency	
Network Rail :	
<u>Network Rail :</u> Biodiversity	Iment
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amend Not Supported (RED). No site based designations but a wooded	Iment
Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amend Not Supported (RED). No site based designations but a wooded beck corridor that runs down the western parts of this site and a	Iment
Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amend Not Supported (RED). No site based designations but a wooded beck corridor that runs down the western parts of this site and a species-rich hedgerow running parallel. The beck and lowland	Iment
Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amend Not Supported (RED). No site based designations but a wooded beck corridor that runs down the western parts of this site and a species-rich hedgerow running parallel. The beck and lowland nixed deciduous woodland are UK BAP Priority habitats.	Iment
Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amend Not Supported (RED). No site based designations but a wooded beck corridor that runs down the western parts of this site and a species-rich hedgerow running parallel. The beck and lowland nixed deciduous woodland are UK BAP Priority habitats. Natural England:	Iment
Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amend Not Supported (RED). No site based designations but a wooded beck corridor that runs down the western parts of this site and a species-rich hedgerow running parallel. The beck and lowland nixed deciduous woodland are UK BAP Priority habitats. Natural England:	Iment
Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amend Not Supported (RED). No site based designations but a wooded beck corridor that runs down the western parts of this site and a species-rich hedgerow running parallel. The beck and lowland nixed deciduous woodland are UK BAP Priority habitats. Natural England: Education	Iment
Network Rail : Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer: Boundary Amend Not Supported (RED). No site based designations but a wooded beck corridor that runs down the western parts of this site and a species-rich hedgerow running parallel. The beck and lowland nixed deciduous woodland are UK BAP Priority habitats. Natural England: Education Drainage/Water/Flooding	
Network Rail : Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer: Boundary Amend Not Supported (RED). No site based designations but a wooded beck corridor that runs down the western parts of this site and a species-rich hedgerow running parallel. The beck and lowland nixed deciduous woodland are UK BAP Priority habitats. Natural England: Education Drainage/Water/Flooding	
Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amend Not Supported (RED). No site based designations but a wooded beck corridor that runs down the western parts of this site and a species-rich hedgerow running parallel. The beck and lowland nixed deciduous woodland are UK BAP Priority habitats. Natural England: Education Drainage/Water/Flooding	
Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Ecology Officer: Boundary Amend Not Supported (RED). No site based designations but a wooded beck corridor that runs down the western parts of this site and a species-rich hedgerow running parallel. The beck and lowland nixed deciduous woodland are UK BAP Priority habitats. Natural England: Education Drainage/Water/Flooding Environment Agency Comments:	
Ietwork Rail : Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer: Boundary Amend No site based designations but a wooded eck corridor that runs down the western parts of this site and a pecies-rich hedgerow running parallel. The beck and lowland nixed deciduous woodland are UK BAP Priority habitats. Iatural England: Education Drainage/Water/Flooding invironment Agency Comments: Environment Agency Comments:	onstraints:
Network Rail : Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer: Boundary Amend Not Supported (RED). No site based designations but a wooded beck corridor that runs down the western parts of this site and a pecies-rich hedgerow running parallel. The beck and lowland nixed deciduous woodland are UK BAP Priority habitats. Natural England: Education Drainage/Water/Flooding Environment Agency Comments:	onstraints:

Gas: Electric: Telecom: Fire and Rescue Services: Built Heritage Leeds City Council:

West Yorkshire Archaeology Service: English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development would result in the coalescence of Rawdon and Horsforth, contrary to one of the purposes of Green Belts in preventing the merging of settlements.

Site Capacity (dwellings units):

133

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Not assessed Employment Conclusion: Not assessed

Site Details						
Northing:	439074	Area sq m:	1	15025.50	Ward	Horsfor
Easting:	422836	Area Ha:		1.50255	HMCA:	Nor
Site Charac	teristics					
Land Use						
Existing Use 1:	Agricult	ure				
Existing Use 2:						
Existing Use 3:						
Neighbouring Use	1 Agricult	ure				
Neighbouring Use	2: Reside	ntial - Dwellings				
Neighbouring Use	3:					
Other uses:						
Site State:	Greenfi	eld				
Site Detail						
Topography:		Flat		Bound	daries:	Existing well defined
Natural Landscape	e:	Limited Tree	Cover	Road	Frontage	\checkmark
Distance to Rail S	tation (metres):	1586.42		Distar	nce to bus stop (metres)	240.35
Nearest Railway S	Station	Horsforth		Bus S	top ID	7241
SFRA Flood Zone	:		0.00	Within	300m of retail centre bo	oundary:
Environment Ager	ncy Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety	Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.0
Health and Safety	Executive Gas F	Pipeline:	Yes	Conse	ervation Areas	Ν
Ancient Monumen	t/Battlefield(%):		0.00	Listed	Buildings:	Ye
Public Rights of W	/ay:		Yes			
Other comments/c	bservations on s	site characteristi	cs:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 3330 Site Name: Land at West End Lane, Horsforth, Leeds

Planning History

Green Belt assessment - only o	completed where site is v	within Green Be	lt
Check the unrestricted sprawl of large built u	p areas		
Would development lead to/constitute ribbon dev	velopment?		
Would development result in isolated developme	ent?		
Is the site well connected to built up area (2+ bo	undaries with existing built up area)?		
Would development of the site effectively "round	off" the settlement pattern?:	No	
Do natural/physical features provide a good exis area and undeveloped land?	ting barrier between existing urban		
Overall sprawl conclusion:			
Low potential to lead to unrestricted sprawl			
Prevent neighbouring towns from merging			
Would development of the site lead to physical c	connection of settlements?		
Do natural/physical features provide a good exis development?	ting barrier/boundary to contain		
Overall Coalescence Conclusion:			
No merging but would significantly reduce the gr	een belt gap		
Assist in safeguarding countryside from enci	roachment		
Is there a strong defensible boundary between th	he site and the existing urban area?	\checkmark	
Does the site provide access to the countryside?	?	\checkmark	
Does the site include local or national conservat	ion designated areas?		
Does the site include areas of woodlands, trees, significant unprotected tree/hedge cover?	hedgerows that are protected, or		
Does the site include grade 1, 2, or 3a agricultur	al land?		
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Conclusion			
The site does not perform an important role in sa	afeguarding the countryside from encroa	chment	
Preserve the setting and special character of	historic towns		
Is the site within or adjacent to a conservation an feature?	rea, listed building or other historical		
If yes, could development preserve this characte	er?:		
Overall Character Preservation Conclusion:			
Development of the site would have marginal eff	ect on the setting & special character of	historic features, which o	;
Greenbelt Assessment Conclusion:			
Development would reduce separation between relates poorly to settlement set to the west of ma	settlements. Well contained site (tree lin ain road which currently acts as a strong	ned boundaries) but defensible boundary.	
Conformity with Core Strategy	ý		
Main Urban Area	Iain Urban Area Extension	Brownfield	
Major Settlement	Najor Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	/illage/Rural Extension		-
Development unrelate	ed to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:	0.00

East Leeds

Availability: Short term	(0-5vrs) S	uitability:	LDF to determine	۰_ ۸	love Hite	المعتم المعت	(11
	(0-3913) 3	unability.	LDP to determine	Ach	ievability:	Long term	(11+ years)
Summary of Infra	structure	provide	er comments a	nd othe	r plann	ing requ	irements
Leeds City Council		<u>c Metro</u>					Denis (4.)
Accessibility commen Poor employment and F		t accossibi	ility average access to		vicos		Rank (1-
		accession	inty, average access it		1063.		2
Access Comments						·	Rank (1-
Access onto west End	Lane achievable	e but lane	is poor in width and la	ack of footw	vay.		4
Local network comme	ent					Ι	Rank (1-
Local congestion in Ho	rsforth and oute	er ring road	d.				3
Mitigation managers							Total sco
Mitigation measure Road width and footwa	v works]	
	y works						9
Support?	Need	d to comb	oine with other sites:		Suitability	y for partial	development:
	Need	d to comb	bine with other sites:		Suitability yes	y for partial	development:
no Highways Agency	Need	d to comb	bine with other sites:		-	y for partial	development:
no Highways Agency	Need	d to comb	bine with other sites:		-	y for partial	development:
no		d to comb	Dine with other sites:		-	y for partial	development:
no Highways Agency Network Rail :					yes	y for partial	development:
no Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Supported with mitigation nedgerows and trees the site - a minimum 10 met native shrubs and small	gy and LCC Eco on to protect and at occur along a tres buffer to all trees (this 10 m	ology Offi d enhance all bounda boundarie	icer: Boo the aries of this es planted with		yes	y for partial	development:
no Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Supported with mitigation hedgerows and trees that site - a minimum 10 met	gy and LCC Eco on to protect and at occur along a tres buffer to all trees (this 10 m	ology Offi d enhance all bounda boundarie	icer: Boo the aries of this es planted with		yes	y for partial	development:
no Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Supported with mitigation hedgerows and trees that site - a minimum 10 met native shrubs and small allocated as garden spa	gy and LCC Eco on to protect and at occur along a tres buffer to all trees (this 10 m	ology Offi d enhance all bounda boundarie	icer: Boo the aries of this es planted with		yes	y for partial	development:
no <u>Highways Agency</u> <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolog</u> Supported with mitigation hedgerows and trees the site - a minimum 10 met hative shrubs and small allocated as garden spa <u>Natural England:</u>	gy and LCC Eco on to protect and at occur along a tres buffer to all trees (this 10 m	ology Offi d enhance all bounda boundarie	icer: Boo the aries of this es planted with		yes	y for partial	development:
no Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Supported with mitigation nedgerows and trees the site - a minimum 10 met native shrubs and small allocated as garden span Natural England: Education	gy and LCC Eco n to protect and at occur along a tres buffer to all trees (this 10 m ce).	ology Offi d enhance all bounda boundarie	icer: Boo the aries of this es planted with		yes	y for partial	development:
no <u>Highways Agency</u> <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolog</u> Supported with mitigation hedgerows and trees the site - a minimum 10 met hative shrubs and small allocated as garden spa <u>Natural England:</u>	gy and LCC Eco on to protect and at occur along a tres buffer to all trees (this 10 m ce).	ology Offi d enhance all bounda boundarie	icer: Bor the aries of this es planted with er not be		nendment		development:
no Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Supported with mitigation hedgerows and trees this site - a minimum 10 met hative shrubs and small allocated as garden spa Natural England: Education Drainage/Water/Floo	gy and LCC Eco on to protect and at occur along a tres buffer to all trees (this 10 m ce).	ology Offi d enhance all bounda boundarie	icer: Bor the aries of this es planted with er not be	undary Am	nendment		development:
no Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Supported with mitigation hedgerows and trees this site - a minimum 10 met hative shrubs and small allocated as garden spa Natural England: Education Drainage/Water/Floo	gy and LCC Ecc on to protect and at occur along a tres buffer to all trees (this 10 m ce).	ology Offi d enhance all bounda boundarie	icer: Bor aries of this es planted with er not be	undary Am	yes nendment	iints:	development:

LCC Flood Risk Management:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt Site. The site is set to the west of West End Lane which is the current boundary to Horsforth. Development here would be unrelated to the existing settlement pattern, encroach into the Green Belt and reduce the gap between settlements (Horsforth and Rawdon) contrary to one of the purposes of Green Belts in preventing the merging of settlements. Highway concerns regarding suitable access and accessibility.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Not assessed

Retail Conclusion:

47

Employment Conclusion: Not assessed

Site Details							
Northing:	440731	Area sq m:	59	0673.61	Ward	Adel and Wha	arfedal
Easting:	426032	Area Ha:	59.	067361	HMCA:		Nort
Site Charac	teristics						
Land Use							
Existing Use 1: Existing Use 2:	Recrea	tion & Leisure - C	utdoor spor	t facility (g	olf)		
Existing Use 3:							
Neighbouring Use	1 Agricult	ure					
Neighbouring Use	2: Reside	ntial - Dwellings					
Neighbouring Use	3:						
Other uses:							
Site State:	Mix						
Site Detail							
Topography:		Undulating		Bound	laries:	Poorly defined	
Natural Landscape	9:	Limited Tree C	over	Road	Frontage	\checkmark	
Distance to Rail St	ation (metres):	2264.95		Distan	ce to bus stop (metres)	459.24	
Nearest Railway S	tation	Horsforth		Bus S	top ID	4628	
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	oundary:	
Environment Agen	cy Flood Zone:		0.00	Agricu	Itural Land Class:		
Health and Safety	Executive Haza	rd:	No	Strate	gic Employment Buffer:		0.0
Health and Safety	Executive Gas F	Pipeline:	No	Conse	ervation Areas		N
Ancient Monument	t/Battlefield(%):		0.00	Listed	Buildings:		Ye
Public Rights of W	ay:		Yes				
Other comments/o	bservations on s	site characteristics	6:				

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.42	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.05	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	9.45		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

No

Within 100m of Minerals Safeguarding Site?:

No

Ρ	lar	nni	ing	Hi	sto	ry

nanning mistor	· •				
Planning App No.	Proposal	Received	Decision	Status	Site %
26/217/92/FU	Detached maintenance shed	10/06/1992	24/11/1992	А	89.92
26/277/93/FU	Single storey front extension to clubhouse	24/08/1993	09/11/1993	А	89.92
26/108/96/LI	Listed building application to part demolish and erect single & 3 two storey extensions to form leisure centre	25/03/1996	14/11/1996	A	89.92
H26/445/90/	Laying out of access road with change of use of former hospi tal and coach house to hotel a nd golf club house and use of	09/11/1990	21/01/1991	A	69.04
26/216/92/LI	Listed building application to carry out alterations and extension to form golf clubhouse	10/06/1992	19/01/1993	A	89.92
26/107/99/LI	Listed building application for addition of 0.6m diameter satellite dish to leisure centre	18/03/1999	18/10/1999	A	89.98
26/106/96/FU	Change of use involving alterations 1 single storey and 3 two storey extensions of hospital to leisure centre	25/03/1996	14/11/1996	A	89.92
26/220/92/FU	Detached golf driving range building with floodlights	10/06/1992	22/12/1992	А	89.92
26/259/97/SI	6 non illuminated and 3 illuminated freestanding signs and 5 externally illuminated wall signs	22/06/1997	08/09/1997	A	89.92
26/114/97/LI	Listed building application for addition of 0.6m diameter satellite dish to golf club house	03/04/1997	13/05/1997	A	89.92
26/261/92/FU	Detached pump house	03/07/1992	20/08/1992	А	89.92
26/278/93/LI	Listed building application to carry out alterations and single storey front extension to clubhouse	24/08/1993	09/11/1993	A	89.92
H26/261/91/	Use of agricultural land as go If club.	22/07/1991	30/09/1991	А	20.85
26/108/99/LI	Listed building application for addition of 0.6m diameter satellite dish to driving range	18/03/1999	18/10/1999	A	89.98
26/221/92/FU	Change of use involving single storey extension of coach house to golf club house	19/06/1992	19/01/1993	A	89.92
26/107/96/LI	Listed building application to part demolish and carry out alterations and extension to form golf clubhouse	25/03/1996	14/11/1996	А	89.92
26/367/00/SI	2 entrance wall signs 7 free standing and 4 wall mounted individual letter signs to health and golf club	16/08/2000	10/10/2000	A	89.92

Green Belt assessment - only completed where	e site is within Green Belt
Check the unrestricted sprawl of large built up areas	
Would development lead to/constitute ribbon development?	
Would development result in isolated development?	
Is the site well connected to built up area (2+ boundaries with existing buil	lt up area)?
Would development of the site effectively "round off" the settlement pattern	n?: No
Do natural/physical features provide a good existing barrier between existi area and undeveloped land?	ing urban 🗹
<u>Overall sprawl conclusion:</u> High potential to lead to unrestricted sprawl	
Prevent neighbouring towns from merging	
Would development of the site lead to physical connection of settlements?	2
Do natural/physical features provide a good existing barrier/boundary to c development?	
<u>Overall Coalescence Conclusion:</u> No merging but there is no defensible boundary	
Assist in safeguarding countryside from encroachment	
Is there a strong defensible boundary between the site and the existing ur	rban area? ✓
Does the site provide access to the countryside?	
Does the site include local or national conservation designated areas?	
Does the site include areas of woodlands, trees, hedgerows that are prote significant unprotected tree/hedge cover?	ected, or
Does the site include grade 1, 2, or 3a agricultural land?	\checkmark
Does the site contain buildings?	ricultural use?
Overall countryside Encroachment Conclusion	
The site performs an important role safeguarding countryside from encroa	achment
Preserve the setting and special character of historic towns	
Is the site within or adjacent to a conservation area, listed building or othe feature?	er historical
If yes, could development preserve this character?:	Yes
Overall Character Preservation Conclusion:	
Development of the site would have marginal effect on the setting & speci	ial character of historic features, which c
Greenbelt Assessment Conclusion:	
The site is not well related to the existing settlement form and development incursion into Green Belt which could set a precedent for further unrestrict	
Conformity with Core Strategy	
Main Urban Area Main Urban Area Extensio	n 🔲 Brownfield 📃
Major Settlement Major Settlement Extensio	
Smaller Settlement Smaller Settlement Extens	
Villages/Rural Village/Rural Extension	
Development unrelated to existing development	nt 📃
Regeneration Priority Area:	
Inner South Leeds: 0.00 Aire	Valley: 0.00

Leeds Bradford Corridor:

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

West Leeds Gateway:

0.00

0.00

East Leeds

HLAA Conclusio	ns					
Availability: Short term (0-	5yrs)	Suitability:	LDF to determine	Achievability:	Long term (11-	+ years)
Summary of Infrast	ructur	e provide	er comments an	d other planni	ing require	ments
Leeds City Council Hig	hways	inc Metro				
Accessibility comment						Rank (1-5)
Part of site near to Cookrid	ge Lane	has good acc	essibility, most of site is	s poor.		3
Access Comments					1	Rank (1-5)
Only support access on to would remove all trees on			access off Holt Lane un	less fully reconstruc	:ted,	4
Local network comment						Rank (1-5)
Congested wider network						3
Mitigation measure						Total score
Holt Lane reconstruction						10
Support?	N	leed to comb	ine with other sites:	Suitability	y for partial dev	elopment:
Yes with mitigation						
Highways Agency						

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Breary Marsh Site of Special Scientific Interest (SSSI) lies only 200m from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed cravitish both UK protected species. The area also has records of harvest mouse a UK and Leeds BAP priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per Drawing RM/3360 - to reflect the most valuable habitats near Breary Marsh SSSI and Breary Marsh Local Nature Reserve and habitats in the east that help provide an east-west wildlife corridor function. Breary Marsh SSSI lies only 400m (and Breary Marsh LNR only 200m) from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI - advice needed from Natural England. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good

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Natural England:

Education

Should this come to fruition, we would request land from part of the development for new school provision.

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

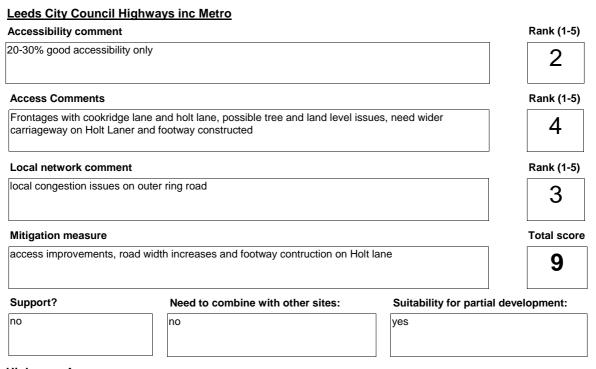
Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Summary of Infrastructure provider comments and other planning requirements



Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Breary Marsh Site of Special Scientific Interest (SSSI) lies only 200m from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds BAP priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds.

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important records for wildfowl, waders and passerine birds. Mitigation will also be required to protect and enhance the northern and eastern boundaries. Some off-site mitigation/compensation may be acceptable to enhance the area between the allocation and Breary Marsh LNR to assist it to become part of the LNR - will require transfer of ownership and commuted sum for future management.

Natural England:

Education

Should this come to fruition, we would request land from part of the development for new school provision.

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site Name: Cookridge Hall, Cookridge Lane, LS16 7NL

Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility. Land to the east of the Chestnuts is designated as proposed N5 greenspace. Holt Lane Meadow, Cookridge is designated as Access Land. This land has been designated under the Countryside and Rights of Way Act 2000 as having access on foot for the public. This is one of six throughout Leeds with these rights.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Not assessed

Retail Conclusion:

1550

Employment Conclusion: Not assessed

Site Details						
Northing: 4	437482	Area sq m:	3	9705.75	Ward	Weetwo
Easting: 2	427827	Area Ha:	3	.970575	HMCA:	Nc
Site Characte	eristics					
Land Use						
Existing Use 1:	Recrea	tion & Leisure - C	utdoor ame	nity & ope	n space	
Existing Use 2:						
Existing Use 3:						
Neighbouring Use 1	Resider	ntial - Dwellings				
Neighbouring Use 2	2: Recrea	tion & Leisure - C	utdoor ame	nity & ope	n space	
Neighbouring Use 3	3:					
Other uses:						
Site State:	Greenfi	eld				
<u>Site Detail</u>						
Topography:		Flat		Bound	aries:	Existing well defined
Natural Landscape:		Limited Tree C	over	Road I	Frontage	\checkmark
Distance to Rail Sta	tion (metres):	1946.11		Distan	ce to bus stop (metres)	277.79
Nearest Railway Sta	ation	Headingley		Bus St	top ID	1130
SFRA Flood Zone:			1.00	Within	300m of retail centre bo	oundary:
Environment Agenc	y Flood Zone:		1.00	Agricu	Itural Land Class:	
Health and Safety E	Executive Hazar	rd:	No	Strate	gic Employment Buffer:	0
Health and Safety E	Executive Gas F	Pipeline:	No	Conse	rvation Areas	٢
Ancient Monument/I	Battlefield(%):		0.00	Listed	Buildings:	١
Public Rights of Wa	iy:		Yes			
Other comments/ob	servations on s	site characteristic	s:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	99.98	Urban Green Corridor - N8 (%):	99.98
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	1.07	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	71.13		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Planning App No. Proposal Received Decision Status Sile % 26/480/98/FU Detached changing rooms and detached clubhouse to bowling green and rugby pitch 15/12/1998 09/03/1999 A 44.47 26/186/00/FU Increase in site levels to form 0.5m thick drainage layer under rugby pitch 20/04/2000 14/12/2000 A 40.31 1426/49/MO Detached pavilion to sports gr ound. 06/05/1980 02/06/1980 A 97.90 26/505/96/FU Bowling green with club house 27/12/1996 02/06/1980 A 97.90 0-26/46/99/MOD New build bowling green club 19/08/1999 27/08/1999 MO1 44.47 1426/67/79/ Laying out of bowling green and rops/pavilion to sports 24/01/1979 08/05/1979 A 97.93 26/256/98/FU Laying out of bowling green and rops pavilion rugby pitch new detached changing rooms with car parking area. road and erect sport 5 hall, with squash courts and changing rooms, and with 3 17/01/1979 Q 97.93 1426/66/79/ Outline application to layout access road and erect sport 5 hall, with squash courts and changing rooms, sole is, showers, tearoon and kitch et to sports ground, (outline a sportes thall, with squas		<u> </u>				
detached clubiouse to bowling green and rugby pitch20/04/200014/12/2000A40.3126/186/00/FUIncrease in site levels to form 0.5m thick drainage layer under rugby pitch20/04/200014/12/2000A40.31126/494/80//Detached pavilion to sports gr ound.06/05/198002/06/1980A97.9026/505/96/FUBowling green with club house27/12/199620/03/1997W10.960-26/46/99/MODNew build bowling green club house/changing rooms/pavilion19/08/199927/08/1999M0144.47126/67/79/Laying out of access, alterati ons to existing access, and 1 aying out of bowling green, and car parking area, to sports03/07/199817/01/2001W72.4026/256/98/FULaying out of bowling green and reposition rugby pitch new detached changing rooms with car parking to rugby pitch03/07/199817/01/2001W72.40126/66/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 324/01/197909/04/1979R97.93126/2209/81/Outline application to layout access and with 315/04/198122/06/1981A97.76126/209/81/Detached sports pavilion, comp rising changing rooms and dehanging rooms and with 310/01/197707/03/1977A21.89126/2209/81/Detached changing rooms and detached clubhouse to bowling green and with 328/05/199928/06/1999M0144.47126/258/99/MODDetached changing rooms and detached clubh	Planning App No.	Proposal	Received	Decision	Status	Site %
Hick drainage layer under rugby pitchHick drainage layer under rugby pitchView drainage layer under rugby pitchH26/494/80/Detached pavilion to sports gr ound.06/05/198002/06/1980A97.9026/505/96/FUBowling green with club house27/12/199620/03/1997W10.960-26/46/99/MODNew build bowling green club house/changing rooms/pavilion19/08/199927/08/1999M0144.47H26/67/79/Laying out of access, alterati ons to existing access, and laying out of bowling green, and car parking area, to sports24/01/197908/05/1979A97.9326/256/98/FULaying out of bowling green and engiton rugby pitch03/07/19817/01/2001W72.40H26/66/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 324/01/197909/04/1979R97.93H26/65/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 315/04/197122/06/1981A97.76H26/19/77/Detached sports pavilion, comp rising changing rooms, toile ts, showers, tearoom and kitch en to sports ground.(outline a10/01/197707/03/1977A21.89H26/19/77/Use of pasture land for recrea tional and rugby pitch28/05/199928/06/1999M0144.47H26/516/80/Detached changing rooms and and rugby pitch28/05/199928/06/1999M0144.47H26/19/77/Detached changing rooms, and storts access acre	26/480/98/FU	detached clubhouse to bowling green	15/12/1998	09/03/1999	A	44.47
26/505/96/FUBowling green with club house27/12/199620/03/1997W10.960-26/46/99/MODNew build bowling green club house/changing rooms/pavilion19/08/199927/08/1999M0144.47H26/67/79/Laying out of access, alterati ons to existing access, alt laying out of bowling green, an d car parking area, us sports24/01/197908/05/1979A97.9326/256/98/FULaying out of bowling green and reposition rugby pitch new detached changing rooms with car parking to rugby pitch03/07/199817/01/2001W72.40H26/66/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 324/01/197909/04/1979R97.93H26/65/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 324/01/197909/04/1979R97.93H26/209/81/Detached sports pavilion, comp ring changing rooms, toil te ts, showers, tearcom and kitch en to sports ground.(outline a15/04/198122/06/1981A97.76H26/19/77/Use of pasture land for recreat ional nut gup pitch10/01/197707/03/1977A21.89H26/516/80//Detached changing rooms and detached clubhouse to bowling green and rugby pitch28/05/199928/06/1999M0144.47H26/516/80/Outline application to recreat sports acres)).20/05/198014/07/1980A97.90	26/186/00/FU		20/04/2000	14/12/2000	А	40.31
0-26/46/99/MODNew build bowling green club house/changing rooms/pavilion19/08/199927/08/1999M0144.47H26/67/79/Laying out of access, alterati ons to existing access, and I aying out of bowling green, an d car parking area, at sports24/01/197908/05/1979A97.9326/256/98/FULaying out of bowling green and reposition rugby pitch new detached changing rooms with car parking to rugby pitch hew detached changing rooms, with car parking to rada and erect sport s hall, with squash courts and changing rooms, and with 303/07/199817/01/2001W72.40H26/66/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, road and erect sport s hall, with squash courts and changing rooms, to all erect sport s hall, with squash courts and changing rooms, to all erect sport s hall, with squash courts and changing rooms, to all erect sport s hall, with squash courts and changing rooms, to all erect sport s hall, with squash courts and changing rooms, to all erect sport s hall, with squash courts and changing rooms, to all erect sport s hall, with squash courts and changing rooms, to all erect sport s hall, with squash courts and changing rooms, to all erect sport s hall, with squash courts and changing rooms, to all erect sport s hall, with squash courts and changing rooms, to all erect sport sports ground.(outline a10/01/197909/04/1979R97.93H26/209/81/Detached sports pavilion, comp rising changing rooms and detached clubhouse to bowling green and rugby pitch10/01/197707/03/1977A21.89H26/19/77/Use of pastu	H26/494/80/	Detached pavilion to sports gr ound.	06/05/1980	02/06/1980	А	97.90
house/changing rooms/pavilionH26/67/79/Laying out of access, alterati ons to existing access, and laying out of bowing green, and car parking area, to sports24/01/197908/05/1979A97.9326/256/98/FULaying out of bowling green and reposition rugby pitch new detached changing rooms with car parking to rugby pitch03/07/199817/01/2001W72.40H26/66/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 324/01/197909/04/1979R97.93H26/65/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 324/01/197909/04/1979R97.93H26/65/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 315/04/198122/06/1981A97.76H26/209/81/Detached sports pavilion, comp rising changing rooms, toile ts, acres)).15/04/198122/06/1981A97.76H26/19/77/Use of pasture land for recrea tional purposes. (site area 1.01ha (2.5 acres)).10/01/197707/03/1977A21.89H26/516/80/Detached changing rooms and detached clubhouse to bowling green and rugby pitch28/05/199928/06/1999M0144.47H26/516/80/Outline application to erect s ports field pavilion and bowling green hut, with bowling gree n, boundary fence and car pa20/05/198014/07/1980A97.90	26/505/96/FU	Bowling green with club house	27/12/1996	20/03/1997	W	10.96
existing access, and l aying out of bowling green, and car parking area, to sports03/07/199817/01/2001W72.4026/256/98/FULaying out of bowling green and reposition rugby pitch new detached changing rooms with car parking to rugby pitch03/07/199817/01/2001W72.40H26/66/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 324/01/197909/04/1979R97.93H26/65/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 324/01/197909/04/1979R97.93H26/209/81/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 315/04/198122/06/1981A97.76H26/209/81/Detached sports pavilion, comp sports ground.(outline a10/01/197707/03/1977A21.89H26/19/77/Use of pasture land for recrea tional purposes. (site area 1.01ha (2.5 arcres)).28/05/199928/06/1999M0144.47H26/516/80/Outline application to erect s ports field pavilion and bowling green and rugby pitch20/05/198014/07/1980A97.90	0-26/46/99/MOD		19/08/1999	27/08/1999	M01	44.47
H26/66/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 324/01/197909/04/1979R97.93H26/65/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 324/01/197909/04/1979R97.93H26/65/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 324/01/197909/04/1979R97.93H26/209/81/Detached sports pavilion, comp rising changing rooms, toile ts, showers, tearoom and kitch en to sports ground.(outline a15/04/198122/06/1981A97.76H26/19/77/Use of pasture land for recrea tional purposes. (site area 1.01ha (2.5 acres)).10/01/197707/03/1977A21.890-26/26/99/MODDetached changing rooms and detached clubhouse to bowling green and rugby pitch28/05/199928/06/1999M0144.47H26/516/80/Outline application to erect s ports field pavilion and bowling green hut, with bowling green, boundary fence and car pa20/05/198014/07/1980A97.90	H26/67/79/	existing access, and I aying out of bowling green, an d car parking area,	24/01/1979	08/05/1979	A	97.93
road and erect sport s hall, with squash courts and changing rooms, and with 3H26/65/79/Outline application to layout access road and erect sport s hall, with squash courts and changing rooms, and with 324/01/197909/04/1979R97.93H26/209/81/Detached sports pavilion, comp rising changing rooms, toile ts, showers, tearcom and kitch en to sports ground.(outline a15/04/198122/06/1981A97.76H26/19/77/Use of pasture land for recrea tional purposes. (site area 1.01ha (2.5 acres)).10/01/197707/03/1977A21.890-26/26/99/MODDetached changing rooms and detached clubhouse to bowling green and rugby pitch28/05/199928/06/1999M0144.47H26/516/80/Outline application to erect s ports field pavilion and bowli ng green hut, with bowling gree en, boundary fence and car pa20/05/198014/07/1980A97.90	26/256/98/FU	reposition rugby pitch new detached changing rooms with car parking to	03/07/1998	17/01/2001	W	72.40
road and erect sport s hall, with squash courts and changing rooms, and with 3H26/209/81/Detached sports pavilion, comp rising changing rooms, toile ts, showers, tearoom and kitch en to sports ground.(outline a15/04/198122/06/1981A97.76H26/19/77/Use of pasture land for recrea tional purposes. (site area 1.01ha (2.5 acres)).10/01/197707/03/1977A21.890-26/26/99/MODDetached changing rooms and detached clubhouse to bowling green and rugby pitch28/05/199928/06/1999M0144.47H26/516/80/Outline application to erect s ports field pavilion and bowli ng green hut, with bowling gree n, boundary fence and car pa20/05/198014/07/1980A97.90	H26/66/79/	road and erect sport s hall, with squash courts and changing rooms,	24/01/1979	09/04/1979	R	97.93
rising changing rooms, toile ts, showers, tearoom and kitch en to sports ground.(outline a10/01/197707/03/1977A21.89H26/19/77/Use of pasture land for recrea tional purposes. (site area 1.01ha (2.5 acres)).10/01/197707/03/1977A21.890-26/26/99/MODDetached changing rooms and detached clubhouse to bowling green and rugby pitch28/05/199928/06/1999M0144.47H26/516/80/Outline application to erect s ports field pavilion and bowli ng green hut, with bowling gree en, boundary fence and car pa20/05/198014/07/1980A97.90	H26/65/79/	road and erect sport s hall, with squash courts and changing rooms,	24/01/1979	09/04/1979	R	97.93
Durposes. (site area 1.01ha (2.5 acres)).28/05/199928/06/1999M0144.470-26/26/99/MODDetached changing rooms and detached clubhouse to bowling green and rugby pitch28/05/199928/06/1999M0144.47H26/516/80/Outline application to erect s ports field pavilion and bowli ng green hut, with bowling gre en, boundary fence and car pa20/05/198014/07/1980A97.90	H26/209/81/	rising changing rooms, toile ts, showers, tearoom and kitch en to	15/04/1981	22/06/1981	A	97.76
detached clubhouse to bowling green and rugby pitchH26/516/80/Outline application to erect s ports field pavilion and bowli ng green hut, with bowling gre en, boundary fence and car pa20/05/1980 14/07/198014/07/1980 A97.90	H26/19/77/	purposes. (site area 1.01ha (2.5	10/01/1977	07/03/1977	A	21.89
field pavilion and bowli ng green hut, with bowling gre en, boundary fence and car pa	0-26/26/99/MOD	detached clubhouse to bowling green	28/05/1999	28/06/1999	M01	44.47
26/67/96/FU Bowling green with club house 08/02/1996 06/09/1996 R 10.96	H26/516/80/	field pavilion and bowli ng green hut, with bowling gre en, boundary fence	20/05/1980	14/07/1980	A	97.90
	26/67/96/FU	Bowling green with club house	08/02/1996	06/09/1996	R	10.96

Green Belt assessment -	only completed where site is v	within Green Belt			
Check the unrestricted sprawl of lar	ge built up areas				
Would development lead to/constitute	ribbon development?				
Would development result in isolated of	levelopment?				
Is the site well connected to built up ar	ea (2+ boundaries with existing built up area)?	\checkmark			
Would development of the site effectively "round off" the settlement pattern?: No					
Do natural/physical features provide a area and undeveloped land?	good existing barrier between existing urban				
Overall sprawl conclusion:					
Low potential to lead to unrestricted sp					
Prevent neighbouring towns from n					
Would development of the site lead to Do natural/physical features provide a development?	physical connection of settlements? good existing barrier/boundary to contain				
Overall Coalescence Conclusion: No merging of settlements					
Assist in safeguarding countryside	from encroachment				
	between the site and the existing urban area?				
Does the site provide access to the co	Ŭ				
Does the site include local or national conservation designated areas?					
	nds, trees, hedgerows that are protected, or				
Does the site include grade 1, 2, or 3a	agricultural land?				
Does the site contain buildings?	Are these in agricultural use?				
Overall countryside Encroachment Co	nclusion				
The site performs an important role sa	feguarding countryside from encroachment				
Preserve the setting and special cha	aracter of historic towns				
Is the site within or adjacent to a const feature?	ervation area, listed building or other historical				
If yes, could development preserve thi	s character?:				
Overall Character Preservation Conclu	usion:				
Development of the site would have m	arginal effect on the setting & special character of	historic features, which c			
Greenbelt Assessment Conclusion:					
Strong links to main urban area. Well Site performs important open space fu	contained site (tree lined boundaries) reducing poinction.	tential for further sprawl.			
Conformity with Core S	trategy				
Main Urban Area	Main Urban Area Extension	Brownfield			
Major Settlement	Major Settlement Extension	Greenfield			
Smaller Settlement	Smaller Settlement Extension	Mixed			
Villages/Rural	Village/Rural Extension				
	ent unrelated to existing development				
Regeneration Priority Area:		-			
Inner South Leeds:	0.00 Aire Valley:	0.00			
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay: 0.00			

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

East Leeds

vailability: Long term (11+	year Suitabi	ility: LDF to determine	Achievability: Lo	ong term (11+ years)
ummary of Infrastru	ucture prov	vider comments an	d other planning	y requirements
eeds City Council High	ways inc Me	tro		Rank (1-
Poor employment and Public	Transport acce	essibility, average access to	local services.	
	·			2
Access Comments				Rank (1-
Adequate frontage with adop	oted highway.			5
				5
Local network comment				Rank (1-
Significant congestion issues	s on A660.			2
Mitigation measure				Total sco
Access works, possible footv ransport improvements requ		ired, cumulative congestion	fund possible, public	9
D	Needle			
Support?	Need to c	combine with other sites:	Suitability to	r partial development:
Vec with mitigation and	no		Vec	
Yes with mitigation and partial development.	no		yes	
	no		yes	
lighways Agency	no		yes	
bartial development. Iighways Agency		/ Officer: Bou	yes	
lighways Agency letwork Rail :	d LCC Ecology oposed allocati illey SEGI in the o the wider site has no site-bas bitat Network - ridor which runs rassland on forr podland. The op ered to add to th	on includes e north-east corner and wildlife ed designations but it lies on the s into the heart of mer arable land with pen farmland and ne variety of		
bartial development. Iighways Agency Ietwork Rail : Biodiversity Vest Yorkshire Ecology and Iot supported (RED). This pro- .054ha of the Meanwood Va an area of woodland linked to orridor). The rest of the site I form part of the Leeds Ha Ieanwood Valley wildlife corri eeds. The site is currently grission wood maller areas of plantation wood elts of woodland are conside	d LCC Ecology oposed allocati illey SEGI in the o the wider site has no site-bas bitat Network - ridor which runs rassland on forr podland. The op ered to add to th	on includes e north-east corner and wildlife ed designations but it lies on the s into the heart of mer arable land with pen farmland and ne variety of		
bartial development. lighways Agency letwork Rail : Biodiversity Vest Yorkshire Ecology and lot supported (RED). This pro- .054ha of the Meanwood Va an area of woodland linked to orridor). The rest of the site I vill form part of the Leeds Ha leanwood Valley wildlife corr eeds. The site is currently gr maller areas of plantation wo elts of woodland are conside abitats in a corridor already of the set of already of th	d LCC Ecology oposed allocati illey SEGI in the o the wider site has no site-bas bitat Network - ridor which runs rassland on forr podland. The op ered to add to th	on includes e north-east corner and wildlife ed designations but it lies on the s into the heart of mer arable land with pen farmland and ne variety of		
A strial development. Iighways Agency Ietwork Rail : Biodiversity Vest Yorkshire Ecology and Not supported (RED). This pro- .054ha of the Meanwood Va an area of woodland linked to orridor). The rest of the site H Meanwood Valley wildlife corr maller areas of plantation wo elts of woodland are conside abitats in a corridor already of Iatural England:	d LCC Ecology oposed allocati illey SEGI in the o the wider site has no site-bas bitat Network - ridor which runs rassland on forr podland. The op ered to add to th	on includes e north-east corner and wildlife ed designations but it lies on the s into the heart of mer arable land with pen farmland and ne variety of		
A strial development. Iighways Agency Ietwork Rail : Biodiversity Vest Yorkshire Ecology and Not supported (RED). This pro- .054ha of the Meanwood Va an area of woodland linked to orridor). The rest of the site H Meanwood Valley wildlife corr maller areas of plantation wo elts of woodland are conside abitats in a corridor already of Iatural England:	d LCC Ecology oposed allocati illey SEGI in the o the wider site has no site-bas bitat Network - ridor which runs rassland on forr podland. The op ered to add to th constrained by	on includes e north-east corner and wildlife ed designations but it lies on the s into the heart of mer arable land with pen farmland and ne variety of		

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:	

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is relatively well related to the urban area, bounded by residential development to the west and south and trees to the north and east, but performs an important function as open space. The bulk of the site is designated as protected playing pitch (N6) on the existing UDP. See also greenspace section, page 36, question G18. It is also in an Urban Green Corridor and a Conservation Area.

Site Capacity (dwellings units):

Flo

Floorspace sq m (Non residential):

Residential Conclusion:

Retail Conclusion: Not assessed

89

Employment Conclusion: Not assessed Site Ref: 3381

Site Name: Brownberrie Farm, Brownberrie Lane, Horsforth, LS18

Northing:	439428	A	rea sq m:	1	2546.05	Ward		Horsforth
Easting:	423438	A	rea Ha:	1	.254605	HMCA:		North
Site Char	acterist	ics						
Land Use								
Existing Use 1	:	Residenti	al - Dwellings					
Existing Use 2	-							
Existing Use 3	:							
Neighbouring	Use 1	Communi	ty Services - I	Education				
Neighbouring	Use 2:	Communi	ty Services - I	Places of wo	rhsip			
Neighbouring	Use 3:	Recreatio	n & Leisure -	Outdoor spor	rt facility			
Other uses:								
Site State:		Brownfiel	d					
<u>Site Detail</u>								
Topography:			Flat		Bound	daries:	Existing well	defined
Natural Lands	cape:		Limited Tree	Cover	Road	Frontage	\checkmark	
Distance to Ra	ail Station (m	etres):	1023.73		Distar	nce to bus stop (metres)	118.94	
Nearest Railwa	ay Station		Horsforth		Bus S	top ID	60	
SFRA Flood Z	one:			0.00	Within	300m of retail centre bo	oundary:	
Environment A	gency Flood	d Zone:		0.00	Agricu	Itural Land Class:		
Health and Sa	fety Executiv	e Hazard:		No	Strate	gic Employment Buffer:		0.00
Health and Sa	fety Executiv	/e Gas Pip	eline:	Yes	Conse	ervation Areas		No
Ancient Monur	ment/Battlefi	eld(%):		0.00	Listed	Buildings:		No
Public Rights	of Way:			No				

UDP Designation

Greenbelt - N32 (%):	29.88	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Planning App No.	Proposal	Received	Decision	Status	Site %
H27/177/89/	Alterations, to form bathroom and utility room, and exten sion to form sun lounge, store rooms, wine cellar, porch and	04/09/1989	09/10/1989	A	24.09
06/07000/FU	Single storey link extension and single storey front extension	24/11/2006	19/01/2007	А	25.05
27/130/03/FU	Alterations and part 2 storey part single storey extension to form 4 bedroom detached dwelling	09/04/2003	24/03/2004	A	13.75
H27/126/90/	Outline application to layout access and erect meeting hall, with car parking and landscap ing to field. (site area	04/06/1990	26/11/1990	W	26.00
H27/125/90/	Outline application to erect c hurch meeting room to field . (site area 2.79ha)	04/06/1990	02/10/1990	A	25.91
H27/127/86/	Alterations and extension, to form dining area, hall, toile t, porch and enlarged lounge, with 3 bedrooms and bathroom o	15/07/1986	15/09/1986	A	33.49
H27/130/87/	Alterations and extension, to form porch and enlarged kitch en, to rear of detached house.	20/07/1987	21/09/1987	A	11.43
27/43/05/FU	Detached double garage to side	17/03/2005	12/05/2005	А	14.24
0-27/20/05/MOD	Alterations and part 2 storey part single storey extension to form 4 bedroom detached dwelling	10/03/2005	07/04/2005	M01	13.75
H27/181/89/	Outline application to erect r esidential development to va cant site. (site area 3.2ha)	04/09/1989	04/12/1989	R	25.74
H27/12/78/	Alterations, including new lob by and shower, and exten sion, to form enlarged kitchen , with new bathroom over, to r	25/01/1978	13/02/1978	A	13.91

Green Belt assessme	nt - only completed where site is within Green B	elt
Check the unrestricted sprawl of	of large built up areas	
Would development lead to/const	itute ribbon development?	
Would development result in isola	ted development?	
Is the site well connected to built	up area (2+ boundaries with existing built up area)? \Box	
Would development of the site eff	ectively "round off" the settlement pattern?:	
Do natural/physical features provi area and undeveloped land?	de a good existing barrier between existing urban	
Overall sprawl conclusion:		
Prevent neighbouring towns fro	om merging	
Would development of the site lea	ad to physical connection of settlements?	
Do natural/physical features provi development?	ide a good existing barrier/boundary to contain	
Overall Coalescence Conclusion:		
Assist in safeguarding country	side from encroachment	
Is there a strong defensible bound	dary between the site and the existing urban area?	
Does the site provide access to the		
	onal conservation designated areas?	
	odlands, trees, hedgerows that are protected, or	
Does the site include grade 1, 2,	or 3a agricultural land?	
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachmer	nt Conclusion	
Preserve the setting and specia	al character of historic towns	
Is the site within or adjacent to a feature?	conservation area, listed building or other historical $\hfill \square$	
If yes, could development preserv	ve this character?:	
Overall Character Preservation C	onclusion:	
Greenbelt Assessment Conclus	sion:	
Part of the site is within Green Be	lt (30%).	
Conformity with Core	e Strategy	
Main Urban Area	Main Urban Area Extension Brownfield	
Major Settlement	Major Settlement Extension Greenfield	
Smaller Settlement	Smaller Settlement Extension Mixed	
Villages/Rural	Village/Rural Extension	
Develo	opment unrelated to existing development	
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley:	0.00
Leeds Bradford Corridor:	0.00 West Leeds Gateway:	0.00

East Leeds

Good access to local services, poor public transport. Access Comments Rani Adequate visibility may not be achievable onto adopted highway due to land frontage, may need Image: Comment adjoint adjoi	HLAA Conclusion	IS		
Leeds City Council Highways inc Metro Accessibility comment Rani Good access to local services, poor public transport.	vailability: Short term (0-5)	yrs) Suitability: Yes	Achievabilit	ty: Short term (0-5yrs)
Accessibility comment Rani Good access to local services, poor public transport. Image: Comment is a comment is comment in the comment is comment in the comment is comment is comment in the comment is comment.	ummary of Infrastro	ucture provider comme	nts and other plar	nning requirements
Good access to local services, poor public transport. Ran Access Comments Ran Adequate visibility may not be achievable onto adopted highway due to land frontage, may need adjeent land 3384 Ran Local network comment Ran Significant congestion issues in Horsforth Image: Congestion issues in Horsforth Mitigation measure Tota Footway works required, network congestion works required, public transport improvements Image: Congestion issues in Horsforth Support? Need to combine with other sites: Suitability for partial development no possible combined with 3384 yes Highways Agency Yes Support? Network Rail : Boundary Amendment Supported with mitigation. This proposed allocation overlaps with 0.5ha of Westone Plantation LNA but most of this area of the site appears from aerial photographs to have already be digraded by thre clearance associated with an existing property. The boundary of the LNA should be formalised hrough permanent flexing wood/fence-line will be required on the norther and western boundaries - to be planted with native shrubs and small trees. Boundary Amendment	eeds City Council High	nways inc Metro		
Access Comments Ran Adequate visibility may not be achievable onto adopted highway due to land frontage, may need adjeent land 3384 Ran Local network comment Ran Significant congestion issues in Horsforth Image: Comparison of the stress of the	Accessibility comment			Rank (
Adequate visibility may not be achievable onto adopted highway due to land frontage, may need adjcent land 3384 Local network comment Significant congestion issues in Horsforth Mitigation measure Footway works required, network congestion works required, public transport improvements Support? Need to combine with other sites: Suitability for partial developmed no possible combined with 3384 yes Highways Agency Network Rail : Supported with mitigation. This proposed allocation overlaps with 0.5ha of Wetstone Plantation LNA but most of this area of the site appears from areial photographs to have already be degraded by tree clearance associated with an existing property. The boundary of the LNA should be formalised through permanent fencing to reduce unauthorised access and further erosion of woodland habitat, and a minimum 20 metre ouffer from the edge of the existing wood/fence-line will be required on the northern and western boundaries - to be planted with native shrubs and small trees.	Good access to local service	s, poor public transport.		3
Adequate visibility may not be achievable onto adopted highway due to land frontage, may need adjeent land 3384 Local network comment Significant congestion issues in Horsforth Mitigation measure Footway works required, network congestion works required, public transport improvements Support? Need to combine with other sites: Suitability for partial development no possible combined with 3384 West Yorkshire Ecology and LCC Ecology Officer: Support? Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation. This proposed allocation overlaps with 0.5ha of Wetstone Plantation LNA but most of this area of the site appears from aerial photographs to have already be degraded by tree clearance associated with an existing oroperty. The boundary of the LNA should be formalised through permanent fencing to reduce unauthorised access and further erosion of wood/alend abilat, and a minimum 20 metre outfer from the edge of the existing wood/fence-line will be required on the northern and western boundaries - to be planted with native shrubs and small trees.	Access Comments			Rank (
Significant congestion issues in Horsforth Tota Mitigation measure Tota Footway works required, network congestion works required, public transport improvements		ce achievable onto adopted highw	ay due to land frontage, ma	1 1
Mitigation measure Tota Footway works required, network congestion works required, public transport improvements	Local network comment			Rank (
Footway works required, network congestion works required, public transport improvements Support? Need to combine with other sites: Suitability for partial development no possible combined with 3384 yes Highways Agency Yes Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported with mitigation. This proposed allocation overlaps with 0.5ha of Wetstone Plantation LNA but most of this area of the site appears from aerial photographs to have already be degraded by tree clearance associated with an existing property. The boundary of the LNA should be formalised through permanent fencing to reduce unauthorised access and further erosion of woodland habitat, and a minimum 20 metre outfort from the edge of the existing wood/fence-line will be required on the northern and western boundaries - to be planted with native shrubs and small trees.	Significant congestion issue	s in Horsforth		2
Support? Need to combine with other sites: Suitability for partial development no possible combined with 3384 yes Highways Agency yes Highways Agency Network Rail : Biodiversity Boundary Amendment Supported with mitigation. This proposed allocation overlaps with 0.5ha of Wetstone Plantation LNA but most of this area of the site appears from aerial photographs to have already be degraded by tree clearance associated with an existing property. The boundary of the LNA should be formalised through permanent fencing to reduce unauthorised access and further erosion of woodland habitat, and a minimum 20 metre opdifer from the edge of the existing wood/fence-line will be required on the northern and western boundaries - to be planted with native shrubs and small trees.	Vitigation measure			Total s
no possible combined with 3384 yes Highways Agency	Footway works required, net	twork congestion works required, p	public transport improveme	ents 8
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation. This proposed allocation overlaps with 0.5ha of Wetstone Plantation LNA but most of this area of the site appears from aerial photographs to have already be degraded by tree clearance associated with an existing property. The boundary of the LNA should be formalised through permanent fencing to reduce unauthorised access and further erosion of woodland habitat, and a minimum 20 metre buffer from the edge of the existing wood/fence-line will be required on the northern and western boundaries - to be planted with native shrubs and small trees.	Support?	Need to combine with othe	er sites: Suitab	ility for partial development
Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported with mitigation. This proposed allocation overlaps with 0.5ha of Wetstone Plantation LNA but most of this area of the site appears from aerial photographs to have already be degraded by tree clearance associated with an existing property. The boundary of the LNA should be formalised through permanent fencing to reduce unauthorised access and further erosion of woodland habitat, and a minimum 20 metre buffer from the edge of the existing wood/fence-line will be required on the northern and western boundaries - to be boanted with native shrubs and small trees.	no	possible combined with 3384	4 yes	
Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Supported with mitigation. This proposed allocation overlaps with 0.5ha of Wetstone Plantation LNA but most of this area of the site appears from aerial photographs to have already be degraded by tree clearance associated with an existing property. The boundary of the LNA should be formalised through permanent fencing to reduce unauthorised access and further erosion of woodland habitat, and a minimum 20 metre buffer from the edge of the existing wood/fence-line will be required on the northern and western boundaries - to be blanted with native shrubs and small trees.	lighways Agency			
West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment Supported with mitigation. This proposed allocation overlaps with 0.5ha of Wetstone Plantation LNA but most of this area of the site appears from aerial photographs to have already be degraded by tree clearance associated with an existing property. The boundary of the LNA should be formalised through permanent fencing to reduce unauthorised access and further erosion of woodland habitat, and a minimum 20 metre buffer from the edge of the existing wood/fence-line will be required on the northern and western boundaries - to be blanted with native shrubs and small trees.	letwork Rail :			
Supported with mitigation. This proposed allocation overlaps with 0.5ha of Wetstone Plantation LNA but most of this area of the site appears from aerial photographs to have already be degraded by tree clearance associated with an existing property. The boundary of the LNA should be formalised through permanent fencing to reduce unauthorised access and further erosion of woodland habitat, and a minimum 20 metre putfer from the edge of the existing wood/fence-line will be required on the northern and western boundaries - to be planted with native shrubs and small trees.	Biodiversity			
with 0.5ha of Wetstone Plantation LNA but most of this area of the site appears from aerial photographs to have already be degraded by tree clearance associated with an existing property. The boundary of the LNA should be formalised through permanent fencing to reduce unauthorised access and further erosion of woodland habitat, and a minimum 20 metre buffer from the edge of the existing wood/fence-line will be required on the northern and western boundaries - to be planted with native shrubs and small trees.			Boundary Amendme	ent
property. The boundary of the LNA should be formalised through permanent fencing to reduce unauthorised access and further erosion of woodland habitat, and a minimum 20 metre buffer from the edge of the existing wood/fence-line will be required on the northern and western boundaries - to be blanted with native shrubs and small trees.	vith 0.5ha of Wetstone Plant ne site appears from aerial p	tation LNA but most of this area of bhotographs to have already be		
planted with native shrubs and small trees.	nrough permanent fencing to urther erosion of woodland h uffer from the edge of the ex	o reduce unauthorised access and nabitat, and a minimum 20 metre xisting wood/fence-line will be		
Natural England:	lanted with native shrubs an			
	latural England:			
Education	ducation			

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Part of the site is within Green Belt (30%). Part of the site is also a Local Nature Area (LNA) on the existing UDP. The remaining area is occupied by existing dwellings. This area alone would be too small to be allocated. Highway concerns regarding access - would need to be combined with site 3384.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Retail Conclusion: Not assessed

35

Employment Conclusion: Not assessed

Site Details						
Northing:	439358	Area sq m	:	8422.94	Ward	Horsfort
Easting:	423578	Area Ha:		0.842294	HMCA:	Nort
Site Charac	teristic	S				
Land Use						
Existing Use 1:	С	ommunity Servic	es - Education			
Existing Use 2:		·				
Existing Use 3:						
Neighbouring Use	1 R	esidential - Dwell	lings			
Neighbouring Use	2: C	ommunity Servic	es - Education			
Neighbouring Use	3: Ti	ansport - Car Pa	irks			
Other uses:						
Site State:	С	hris Bolam				
Site Detail						
Topography:		Flat		Bound	laries:	Partially well-defined
Natural Landscape	e:	Limited T	Free Cover	Road	Frontage	\checkmark
Distance to Rail St	tation (met	res): 870.32		Distar	ice to bus stop (metres)	57.41
Nearest Railway S	itation	Horsforth	ı	Bus S	top ID	6001
SFRA Flood Zone:	:		0.00	Within	300m of retail centre bo	oundary:
Environment Agen	icy Flood Z	one:	0.00	Agricu	Iltural Land Class:	
Health and Safety	Executive	Hazard:	No	Strate	gic Employment Buffer:	0.0
Health and Safety	Executive	Gas Pipeline:	No	Conse	ervation Areas	Ν
Ancient Monument	t/Battlefield	l(%):	0.00	Listed	Buildings:	N
Public Rights of W	'ay:		No			
Other comments/o	bservation	s on site charact	eristics:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

i lanning motor	,				
Planning App No.	Proposal	Received	Decision	Status	Site %
H27/125/90/	Outline application to erect c hurch meeting room to field . (site area 2.79ha)	04/06/1990	02/10/1990	A	96.93
06/01990/FU	Replacement single storey gospel hall and detached electricity sub station	27/03/2006	26/06/2006	A	11.79
27/289/04/FU	Replacement single storey gospel hall and detached electricity sub station	25/11/2004	25/04/2005	A	20.20
H27/181/89/	Outline application to erect r esidential development to va cant site. (site area 3.2ha)	04/09/1989	04/12/1989	R	96.81
H27/99/91/	Laying out of access and erect ion of meeting hall, withfoyer and toilets and with car park ing and landscaping to field.	23/05/1991	22/07/1991	A	96.89
27/298/03/FU	Single storey front extension and plant compound and layout of additional 116 car parking spaces to meeting room	20/11/2003	24/12/2003	W	30.15
H27/126/90/	Outline application to layout access and erect meeting hall, with car parking and landscap ing to field. (site area	04/06/1990	26/11/1990	W	96.89

Green Belt assessment - only completed where site is v	within	Green E	Belt
Check the unrestricted sprawl of large built up areas			
Nould development lead to/constitute ribbon development?			
Nould development result in isolated development?			
s the site well connected to built up area (2+ boundaries with existing built up area)?			
Vould development of the site effectively "round off" the settlement pattern?:	_		
Do natural/physical features provide a good existing barrier between existing urban rea and undeveloped land?			
Overall sprawl conclusion:			
Prevent neighbouring towns from merging			
Nould development of the site lead to physical connection of settlements?			
Do natural/physical features provide a good existing barrier/boundary to contain levelopment?			
Overall Coalescence Conclusion:			
Assist in safeguarding countryside from encroachment			
s there a strong defensible boundary between the site and the existing urban area?			
Does the site provide access to the countryside?			
Does the site include local or national conservation designated areas?			
Does the site include areas of woodlands, trees, hedgerows that are protected, or ignificant unprotected tree/hedge cover?			
Does the site include grade 1, 2, or 3a agricultural land?			
Does the site contain buildings?			
Overall countryside Encroachment Conclusion			
Preserve the setting and special character of historic towns			
s the site within or adjacent to a conservation area, listed building or other historical eature?			
f yes, could development preserve this character?:			
Dverall Character Preservation Conclusion:			
Greenbelt Assessment Conclusion:			
Conformity with Core Strategy			
Main Urban Area Main Urban Area Extension		Brownfield	
Major Settlement Major Settlement Extension		Greenfield	
Smaller Settlement Smaller Settlement Extension		Mixed	
Villages/Rural Village/Rural Extension			
Development unrelated to existing development			
Regeneration Priority Area:			-
Inner South Leeds: 0.00 Aire Valley:			0.0
Leeds Bradford Corridor: 0.00 West Leeds Gatew	vav:		0.0

East Leeds

)-5yrs) Suitab	oility: Yes		Achievability: Short	term (0-5yrs)
Summary of Infras	tructure prov	vider comm	ents and o	ther planning re	quirements
Leeds City Council Hi	ghways inc Me	<u>etro</u>			
Accessibility comment		_			Rank (1-5
Good access to local servi	ces, poor Public I	I ransport.			3
Access Comments					Rank (1-5
Adequate frontage with m	ain road.				5
Local network comment	t				Rank (1-5
Significant congestion iss	ues in Horsforth.				
					2
Mitigation measure					Total sco
Footway works required, I	network congestio	n works required	, public transpor	t improvements.	10
Support?	Need to c	combine with o	her sites:	Suitability for par	rtial development:
yes with mitigation	possible c	combined with 33	81	yes	
yes with mitigation Highways Agency	possible c	combined with 3	81	yes	
	possible c	combined with 3	81	yes	
Highways Agency	possible c	combined with 3	81	yes	
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology				yes	
Highways Agency Network Rail : Biodiversity					
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology					
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology Supported					
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology Supported Natural England:	and LCC Ecology				
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology Supported Natural England: Education	and LCC Ecology		Boundar		
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology Supported Natural England: Education Drainage/Water/Flood Environment Agency Col	and LCC Ecology		Boundary	y Amendment	
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology Supported Natural England: Education	and LCC Ecology		Boundary	y Amendment	ent Works Comme

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

	× /		
Could site be effectively	Yes	No	Maybe
managed	(Text)		
	N	NL-	NA
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
ono.			
Proximity to housed	Yes	No	
		NO	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
	(Text)	110	e in a le final de la final de
encampments	(10,1)		

Conclusion of Assessment

Conclusion summary:

Site within urban area. Residential use acceptable in principle. Scope for road frontage development (capacity reduced to reflect this).

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion: Not assessed

12

Employment Conclusion: Not assessed

Site Ref:	3402
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Site Details	5						
Northing:	438198	Area sq m:	ç	9803.29	Ward	Weetwo	ood
Easting:	425925	Area Ha:	0.	980329	HMCA:	No	orth
Site Charac	cteristics						
Land Use							
Existing Use 1:	Industr	/ and business -	Manufacturin	g & Whol	esale		
Existing Use 2:	Office						
Existing Use 3:							
Neighbouring Use 1 Industry and business - Wholesale distribution							
Neighbouring Use	e 2: Office						
Neighbouring Use	e 3: Forestr	y - Unmanaged	Forest				
Other uses:							
Site State:	Brownf	eld					
<u>Site Detail</u>							
Topography:		Flat		Bound	laries:	Existing well defined	Ł
Natural Landscap	e:	Limited Tree	Cover	Road	Frontage	\checkmark	
Distance to Rail S	Station (metres):	1774.48		Distan	ce to bus stop (metres)	127.06	
Nearest Railway	Station	Horsforth		Bus S	top ID	1628	
SFRA Flood Zone	9:		0.00	Within	300m of retail centre bo	oundary:	
Environment Age	ncy Flood Zone:		0.00	Agricu	Itural Land Class:		
Health and Safety Executive Hazard:		No	Strate	Strategic Employment Buffer:		0.00	
Health and Safety	/ Executive Gas I	Pipeline:	No	Conse	ervation Areas		No
Ancient Monumer	nt/Battlefield(%):		0.00	Listed	Buildings:		No
Public Rights of V	Vay:		No				
Other comments/	observations on s	site characteristi	cs:				

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Planning App No.	Proposal	Received	Decision	Status	Site %
H26/284/74/	One non-illuminated fascia sig n, size 3m (10ft) x 0.75m(2ft. 6ins), height above ground 2.4 m (8ft)(underside) to sales a	20/06/1974	29/07/1974	A	13.86
26/670/03/FU	Alterations to windows and addition of porch to front of offices and warehouse	02/12/2003	06/01/2004	A	47.99
11/05409/FU	Alterations to frontage; access ramp and canopy to side	23/12/2011	21/02/2012	А	48.25
26/98/03/FU	Change of use and new windows of printers to warehouse and offices	10/02/2003	08/04/2003	А	47.99
H26/122/92/	Change of use of warehouse to retail warehouse.	27/03/1992	02/07/1992	R	46.69
H26/375/84/	Change of use of warehouse and offices to photographic studi os, printing laboratory and of fices.	26/09/1984	29/10/1984	A	14.57
H26/204/82/	2.5m high mesh fence and gates to industrial units.	24/05/1982	12/07/1982	А	33.82
26/251/96/FU	Change of use of warehouse to printing works	21/06/1996	14/08/1996	А	46.84
26/364/96/FU	Change of use of warehouse to light industrial with offices (b1)	04/09/1996	18/10/1996	А	13.07
26/398/96/SN	2 non illuminated wall signs to warehouse and offices	03/10/1996	15/11/1996	А	24.18
H26/553/76/	Change of use of warehouse to discount shoe warehouse.	23/06/1976	26/07/1976	R	48.25

Green Belt assessment - only completed where site is within Green Belt				
Would development of the site effective	ribbon development?			
Prevent neighbouring towns from r Would development of the site lead to Do natural/physical features provide a development? Overall Coalescence Conclusion:				
Does the site provide access to the co Does the site include local or national	between the site and the existing urban area?			
Preserve the setting and special ch Is the site within or adjacent to a const feature? If yes, could development preserve th Overall Character Preservation Concl	servation area, listed building or other historical			
Greenbelt Assessment Conclusion	:			
Conformity with Core S	Strategy			
Main Urban Area Major Settlement Smaller Settlement Villages/Rural Developm	Main Urban Area Extension Brownfield Major Settlement Extension Greenfield Smaller Settlement Extension Mixed Village/Rural Extension Image: Comparison ent unrelated to existing development Image: Comparison			
Regeneration Priority Area:	ent unrelated to existing development			
Inner South Leeds:	0.00 Aire Valley:	0.00		
Leeds Bradford Corridor:	0.00 West Leeds Gateway:	0.00		

East Leeds

	Suitability:	Achievability:	
ummary of Infrastr	ucture provider com	ments and other planning requ	irements
Leeds City Council Hig	hwavs inc Metro		
Accessibility comment			Rank (1-5
Good accessibility all round			5
Access Comments			Rank (1-5
	onto ring road require mitigatio	n, future development coming forward	4
Local network comment		I	Rank (1-5
Local congestion on ring ro	ad		3
Mitigation measure			Total scor
Access works			
			12
Support?	Need to combine with o	other sites: Suitability for partial	development:
yes with mitigation	no		
Highways Agency			
Network Rail :			
			
<u>Biodiversity</u>			
<u>Biodiversity</u> West Yorkshire Ecology a	nd LCC Ecology Officer:	Boundary Amendment	
	nd LCC Ecology Officer:	Boundary Amendment	
West Yorkshire Ecology a	nd LCC Ecology Officer:	Boundary Amendment	
West Yorkshire Ecology an Supported	nd LCC Ecology Officer:	Boundary Amendment	
Nest Yorkshire Ecology an Supported Natural England:			
West Yorkshire Ecology an Supported Natural England: Education	<u>.</u>	Boundary Amendment	
West Yorkshire Ecology an Supported Natural England: Education Drainage/Water/Floodir	I <u>a</u> ments:		: Works Comme

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Existing employment site, surrounded by other employment uses and Clayton Wood. The	refore considered inappropriate
for residential.	

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion: Red

30

Employment Conclusion: Green

Site	Ref:	3457
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Site Name: Land adjacent to Water Treatment Works, Headingley, LS6 3

Site Deta	ils					
Northing:	437552	Area sq m:		9132.76	Ward	Weetwood
Easting:	427354	Area Ha:	0	.913276	HMCA:	North
Site Chai	racteristics					
Land Use						
Existing Use 1 Existing Use 2		y - Unmanaged F	orest			
Existing Use 3						
Neighbouring Neighbouring		ntial - Dwellings				
Neighbouring	Use 3:					
Other uses:						
Site State:	Greenfi	eld				
Site Detail						
Topography:		Flat		Bound	laries:	Partially well-defined
Natural Lands	scape:	Significant Tree	e Cover	Road I	Frontage	
Distance to R	ail Station (metres):	1809.85		Distan	ce to bus stop (metres)	181.15
Nearest Railw	vay Station	Headingley		Bus St	top ID	10632
SFRA Flood Z	Zone:		0.00	Within	300m of retail centre bo	undary:
Environment Agency Flood Zone:		0.00	Agricu	Itural Land Class:		
Health and Sa	afety Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.00
Health and Sa	afety Executive Gas F	Pipeline:	No	Conse	ervation Areas	Yes
Ancient Monu	ment/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights	of Way:		No			
Other comme	nts/observations on s	site characteristics	S:			

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Name: Land adjacent to Water Treatment Works, Headingley, LS6 3

Planning History

-	-				
Planning App No.	Proposal	Received	Decision	Status	Site %
H26/433/79/	Two non illuminated wall mount ed office identification signs size of each 0.52m x 0.87m, h eight of each above ground 0.5	10/05/1979	25/06/1979	A	99.94
H26/201/90/	Outline application to erect w ater treatment works withchlor ine plant and car parking to w ater works.	15/05/1990	10/09/1990	А	99.41
H26/869/75/	Alteration and extension to fo rm canteen and two labor atories to water authority div isional headquarters	14/10/1975	19/02/1976	A	99.94
H26/82/91/	Detached water treatment works , with 2 storey offices, detac hed chlorine generation plant and detached pumping st	04/03/1991	13/05/1991	A	99.12
H26/1156/78/	Retention of existing temporar y office accommodation.	12/12/1978	19/03/1979	А	99.94
H26/338/84/	Laying out of access road and erection of single storeypumpi ng station, with 2 service wat er reservoirs, 7 carparking sp	30/08/1984	19/11/1984	A	99.37
H26/962/77/1	Extension of temporary permiss ion for detached prefa bricated office unit, with 30 car parking spaces, to offices	13/11/1979	14/04/1980	A	99.94
H26/1257/79/	Outline application, to erect detached prefabricated offic e unit with corridor link to e xisting office unit, and	27/12/1979	14/04/1980	R	99.94
H26/746/77/	Outline application to erect d etached prefabricated offic e unit, with 30 car parking sp aces to offices.	16/09/1977	07/11/1977	А	99.94

Site Name: Land adjacent to Water Treatment Works, Headingley, LS6 3

Green Belt assessment - c	only completed where site is v	within Green Belt
Would development of the site effectively	bon development? relopment? (2+ boundaries with existing built up area)?	
Prevent neighbouring towns from mer Would development of the site lead to ph Do natural/physical features provide a go development? Overall Coalescence Conclusion:	vsical connection of settlements?	
Assist in safeguarding countryside from Is there a strong defensible boundary beto Does the site provide access to the count Does the site include local or national count Does the site include areas of woodlands significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a age Does the site contain buildings? Overall countryside Encroachment Conce	tween the site and the existing urban area? tryside? nservation designated areas? s, trees, hedgerows that are protected, or pricultural land? Are these in agricultural use?	
Preserve the setting and special chara Is the site within or adjacent to a conserv feature? If yes, could development preserve this construction Overall Character Preservation Conclusion	ation area, listed building or other historical haracter?:	
Greenbelt Assessment Conclusion:		
Conformity with Core Stra	ategy	
Main Urban Area Major Settlement Smaller Settlement Villages/Rural Development	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension unrelated to existing development	Brownfield Greenfield Mixed
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 vav: 0.00

Site Name: Land adjacent to Water Treatment Works, Headingley, LS6 3

East Leeds

	ility: Yes	Achievability: Short	term (0-5yrs)
ummary of Infrastructure prov	vider comments a	and other planning re	quirements
Leeds City Council Highways inc Me	tro		
Accessibility comment	—		Rank (1-5
Good accessibility all round			5
Access Comments			Rank (1-5
No access onto Weetwood Lane			1
Local network comment			Rank (1-5
Local congestion on A660 and Headingley			3
Mitigation measure			Total sco
Access improvements			
			9
Support? Need to c	combine with other site	s: Suitability for pa	rtial development:
no no		yes	
lighways Agency			
letwork Rail :			
Biodiversity			
Vest Yorkshire Ecology and LCC Ecology	y Officer: B	oundary Amendment	
Supported			
latural England:			
Education			
Prainage/Water/Flooding	Environ	ment Agency Constraints:	
Drainage/Water/Flooding Environment Agency Comments:			
		ire Water Waste Water Treatn	nent Works Comme

Gas:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site within existing	a urban area where	residential us	e is acceptable	in principle.	Highway	concerns regarding	access.
0.00	g and an a da minore				·	oonoonno nogananne	,

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion: Not assessed

32

Employment Conclusion: Not assessed

Site Details						
Northing:	439954	Area sq m:	:	3726.65	Ward	Adel and Wharfedal
Easting:	425587	Area Ha:	0.	.372665	HMCA:	Nort
Site Charact	eristics					
Land Use						
Existing Use 1:	Recrea	ation & Leisure - C	outdoor ame	nity & ope	en space	
Existing Use 2:						
Existing Use 3:						
Neighbouring Use 1	1 Utilitie	s & Infrastructure	Water Stor	age and T	reatment	
Neighbouring Use 2	2: Comm	unity Services - E	ducation			
Neighbouring Use 3	3: Reside	ential - Dwellings				
Other uses:						
Site State:	Green	field				
<u>Site Detail</u>						
Topography:		Flat		Bound	daries:	Existing well defined
Natural Landscape:	:	No Tree Cover		Road	Frontage	\checkmark
Distance to Rail Sta	ation (metres):	1422.64		Distar	nce to bus stop (metres)	56.66
Nearest Railway St	ation	Horsforth		Bus S	top ID	5067
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	oundary:
Environment Agence	y Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety E	Executive Haza	ard:	No	Strate	gic Employment Buffer:	0.0
Health and Safety E	Executive Gas	Pipeline:	No	Conse	ervation Areas	Ν
Ancient Monument/	Battlefield(%):		0.00	Listed	Buildings:	Ν
Public Rights of Wa	ay:		No			
Other comments/ot	oservations on	site characteristic	s:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.99
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	99.99	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History							
Planning App No.	Proposal	Received	Decision	Status	Site %		
H26/542/79/	Two detached prefabricated cla ssroom units, each with store and cloakroom, to school. (thi s item is also notice und	11/06/1979	06/08/1979	A	99.48		
H26/1208/79/	Detached pre-cast concrete dou ble garage, to school. (this item is also notice under reg ulation 4(1) of the town and c	07/12/1979	04/02/1980	A	99.48		

Green Belt assessment -	only completed where site is v	within Green Be	lt
Would development of the site effectivel	bbon development? velopment? a (2+ boundaries with existing built up area)?		
Prevent neighbouring towns from me Would development of the site lead to p Do natural/physical features provide a g development? Overall Coalescence Conclusion:	hysical connection of settlements?		
Does the site provide access to the cour Does the site include local or national co	etween the site and the existing urban area? htryside? onservation designated areas? s, trees, hedgerows that are protected, or ? gricultural land? Are these in agricultural use?		
Preserve the setting and special char Is the site within or adjacent to a conser feature? If yes, could development preserve this Overall Character Preservation Conclus	vation area, listed building or other historical character?:		
Greenbelt Assessment Conclusion:	ategy		
Main Urban Area Major Settlement Smaller Settlement	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension	Brownfield Greenfield Mixed	
Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	/av:	0.00 0.00

Availability:	Suitability:		
rvanability.	Ounability.	Achievability:	
Summary of Infras	tructure provider comme	nts and other planning requi	rements
Leeds City Council H	ighways inc Metro		
Accessibility comment			Rank (1-5)
Good accessibility all rou	nd		5
Access Comments			Rank (1-5
Good frontages with add	pted highway, possible problems with	junction spacings with other accesses	4
Local network commer	t	I	Rank (1-5)
Spare local capacity			5
Mitigation measure			Total scor
footway works around fro	ntages, access improvements		14
Support?	Need to combine with othe	r sites: Suitability for partial d	levelopment:
yes	no		
Highways Agency			
Network Rail :			
Biodiversity			
	and LCC Ecology Officer:	Boundary Amendment	
Supported			
Natural England:			
Education			
Drainage/Water/Flood	lina		
Environment Agency Co		vironment Agency Constraints:	
Yorkshire Water Comm	ents: Yo	orkshire Water Waste Water Treatment V	Vorks Comme
LCC Flood Risk Manage	ment:		

<u>Utilities</u>

Gas:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _**Traveller Site Assessment**

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

Conclusion of Assessment

Conclusion summary:

Site is designated as greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 36, question G19. No existing facilities or features on the site. Could have some potential for residential development. Adjacent a school and residential area.

Site Capacity (dwelling	s units):	15	Floorspace sq m (Non reside	ntial):	0
Residential Conclusion	:	Retail Conc	lusion:	Employment Conclusion:	
Amber		Red		Red	

Northing:	437666	Area sq m:	1	4579.38	Ward	Rour	ndhay
Easting:	434066	Area Ha:	1	.457938	HMCA:		North
Site Charac	teristics						
Land Use							
Existing Use 1:	Agric	culture					
Existing Use 2:	Resi	dential - Dwellings					
Existing Use 3:							
Neighbouring Use	1 Agric	culture					
Neighbouring Use	2: Recr	eation & Leisure -	Outdoor spor	rt facility			
Neighbouring Use	3: Resi	dential - Dwellings					
Other uses:							
Site State:	Mix						
<u>Site Detail</u>							
Topography:		Flat		Bound	laries:	Partially well-defin	ned
Natural Landscape	e:	Limited Tree (Cover	Road	Frontage	\checkmark	
Distance to Rail S	tation (metres): 3909.54		Distan	ice to bus stop (metres)	585.04	
Nearest Railway S	Station	Cross Gates		Bus S	top ID	11538	
SFRA Flood Zone	:		0.00	Within	300m of retail centre bo	undary:	
Environment Ager	ncy Flood Zon	e:	0.00	Agricu	Itural Land Class:		
Health and Safety	Executive Ha	zard:	No	Strate	gic Employment Buffer:		0.0
Health and Safety	Executive Ga	s Pipeline:	No	Conse	ervation Areas		Ye
Ancient Monumen	t/Battlefield(%	»):	0.00	Listed	Buildings:		Ν
Public Rights of W	/ay:		No				

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 4013

Site Name: Land at Elmete Lane, Roundhay

Planning History							
Planning App No.	Proposal	Received	Decision	Status	Site %		
H30/696/74/	Outline application to erect a gricultural dwelling withcar-p ort to agicultural land.	28/10/1974	25/11/1974	A	72.46		

Green Belt assessment ·	 only completed where site is v 	within Green Belt
Check the unrestricted sprawl of la	rge built up areas	
Would development lead to/constitute	ribbon development?	
Would development result in isolated	development?	\checkmark
s the site well connected to built up a	rea (2+ boundaries with existing built up area)?	
Vould development of the site effectiv	rely "round off" the settlement pattern?:	No
Do natural/physical features provide a area and undeveloped land?	good existing barrier between existing urban	
Overall sprawl conclusion:		
High potential to lead to unrestricted s		
Prevent neighbouring towns from n		
Nould development of the site lead to		
Do natural/physical features provide a levelopment?	good existing barrier/boundary to contain	
Overall Coalescence Conclusion:		
No merging but there is no defensible		
Assist in safeguarding countryside	from encroachment	_
	between the site and the existing urban area?	
Does the site provide access to the co		
Does the site include local or national		
ignificant unprotected tree/hedge cov	nds, trees, hedgerows that are protected, or /er?	
Does the site include grade 1, 2, or 3a	a agricultural land?	\checkmark
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Co	nclusion	
he site does not perform an importar	nt role in safeguarding the countryside from encroa	ichment
Preserve the setting and special ch	aracter of historic towns	
s the site within or adjacent to a cons eature?	ervation area, listed building or other historical	
f yes, could development preserve th	is character?:	
Overall Character Preservation Conclu	usion:	
Development of the site would have m	narginal effect on the setting & special character of	historic features, which c
Greenbelt Assessment Conclusion:		
Relates poorly to settlement. Would h area.	ave to be developed alongside larger adjacent site	. Overlaps conservation
Conformity with Core S	trategy	
Main Urban Area	Main Urban Area Extension	Brownfield
Major Settlement	Major Settlement Extension	Greenfield
Smaller Settlement	Smaller Settlement Extension	Mixed
Villages/Rural	Village/Rural Extension	
Developme	ent unrelated to existing development	
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley:	0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	/ay: 0.00

vailability:	Suitability:	F	Achievability:	
ummary of Infrastr	ucture provider co	mments and oth	ner planning req	uirements
eeds City Council Hig	hways inc Metro			
Accessibility comment				Rank (1-5
Fails all accessibility standa	ras			1
Access Comments				Rank (1-5
Elmete Lane not suited to ir	ntensification of use			1
Local network comment				Rank (1-5
Elmete Lane not suited to ir	ntensification of use			1
				I
Mitigation measure				Total sco
				3
Support?	Need to combine wi	th other sites:	Suitability for partia	al development:
no	access could be taker	n from adjacent site		
<u>lighways Agency</u>				
letwork Rail :				
Biodiversity				
Vest Yorkshire Ecology ar	nd LCC Ecology Officer:	Boundary	Amendment	
Supported				
latural England:				
Education				
Drainage/Water/Floodin Environment Agency Com		Environment Age	ency Constraints:	
orkshire Water Comment	s:	Yorkshire Water	Waste Water Treatmen	nt Works Comme

<u>Utilities</u> Gas:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Green Belt site. Residential property and associated land to west, and field to east. Would only allocate alongside site 3315. If 3315 was released for development, site 4013 would round off development. Significant Highway concerns regarding access, accessibility and local network constraints.

 Site Capacity (dwellings units):
 52
 Floorspace sq m (Non residential):
 0

 Residential Conclusion:
 Retail Conclusion:
 Employment Conclusion:
 Amber

 Amber
 Not assessed
 Not assessed

Site Details							
Northing:	437681	Area sq m:		6965.47	Ward	Hors	fort
Easting:	425270	Area Ha:	0	.696547	HMCA:	Ν	lort
Site Charact	eristics						
Land Use							
Existing Use 1:	Indus	try and business - Sto	rage				
Existing Use 2:	Existing Use 2: Office						
Existing Use 3:	Trans	port - Car Parks					
Neighbouring Use	1 Resid	lential - Dwellings					
Neighbouring Use 2	2: Fores	stry - Managed Forest					
Neighbouring Use	3: Retai	I - Shops					
Other uses:							
Site State:	Brow	nfield					
<u>Site Detail</u>							
Topography:		Flat		Bound	laries:	Existing well define	d
Natural Landscape	:	No Tree Cover		Road	Frontage	\checkmark	
Distance to Rail Sta	ation (metres)	: 1687.80		Distan	ce to bus stop (metres)	74.84	
Nearest Railway St	ation	Horsforth		Bus S	top ID	7138	
SFRA Flood Zone:			1.00	Within	300m of retail centre bo	undary:	
Environment Ageno	cy Flood Zone	:	1.00	Agricu	Itural Land Class:		
Health and Safety I	Executive Haz	ard:	No	Strate	gic Employment Buffer:		0.0
Health and Safety I	Executive Gas	s Pipeline:	No	Conse	ervation Areas		Ye
Ancient Monument	/Battlefield(%)	:	0.00	Listed	Buildings:		Ν
Public Rights of Wa	ay:		No				
Other comments/of	oservations or	n site characteristics:					

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.01	Urban Green Corridor - N8 (%):	0.01
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Ρ	lar	ni	nq	Hi	sto	rv
			<u> </u>			-

Planning History						
Planning App No.	Proposal	Received	Decision	Status	Site %	
H27/111/83/1	Laying out of enlarged access and addition of covered loadi ng bay to mill.	01/07/1983	22/08/1983	A	96.69	
H27/27/85/	Change of use of mill to offic e and workshops and offic e and showrooms.	01/03/1985	24/05/1985	W	96.39	
27/144/97/OT	Outline application to layout access and erect non food retail unit and restaurant	09/09/1997	03/06/1999	W	10.25	
H27/83/86/	Change of use of industrial un it, with warehouse, showr oom and offices to business ce ntre, comprising light indu	16/05/1986	30/04/1987	A	96.69	
27/245/05/FU	Entrance canopy and suspended fascia with air conditioning units behind	10/11/2005	05/01/2006	A	90.94	
H27/217/85/	Change of use, involving alter ations, of industrial unit, ancillary warehouse, showroom and offices, to business c	20/12/1985	28/04/1986	R	96.46	
H27/142/90/	Alterations and extension, to form canopy over loading bay, to industrial unit.	27/06/1990	27/09/1990	A	95.16	

Green Belt assessment	- only completed where site is	within Green Be	lt
Would development of the site effective	ribbon development?		
Prevent neighbouring towns from r Would development of the site lead to Do natural/physical features provide a development? Overall Coalescence Conclusion:			
Does the site provide access to the co Does the site include local or national	between the site and the existing urban area? puntryside? conservation designated areas? nds, trees, hedgerows that are protected, or ver? a agricultural land? Are these in agricultural use?		
Preserve the setting and special ch Is the site within or adjacent to a cons feature? If yes, could development preserve th Overall Character Preservation Concl	ervation area, listed building or other historical is character?:		
Greenbelt Assessment Conclusion			
Conformity with Core S Main Urban Area Major Settlement Smaller Settlement Villages/Rural Development	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension	Brownfield Greenfield Mixed	
<u>Regeneration Priority Area:</u> Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatev	vav.	0.00 0.00

Availability:	Suitability:	Achievability:	
Summary of Infras	tructure provider com	nents and other planning requ	uirements
Leeds City Council Hi	ighways inc Metro		_
Accessibility comment	and the still and a description of a		Rank (1-
Public transport, employm	ent, health and education good		5
Access Comments			Rank (1-
	tcher Hill junction require different achieve without third party land	arrangement to current mini	2
Local network commen	t		Rank (1-
Local capacity issues			3
Mitigation measure			Total sco
Access junction			10
Support?	Need to combine with o	ther sites: Suitability for partia	I development:
Yes with mitigation	no		
<u>Highways Agency</u> Network Rail <u>:</u>			
Network Rail : Biodiversity West Yorkshire Ecology Not supported (RED). No	and LCC Ecology Officer: site-based designations but the O		atched areas are
Network Rail : Biodiversity West Yorkshire Ecology Not supported (RED). No Mill Beck forms the south	site-based designations but the O east boundary of this proposed	· · · ·	s per drawing num 20 metre n will be required 20 metre buffer to
Network Rail : Biodiversity West Yorkshire Ecology Not supported (RED). No	site-based designations but the O east boundary of this proposed	Supported with mitigation if Red has excluded and boundary amended a RM/4021 in order to provide a minir buffer to the Oil Mill Beck. Mitigation protect and enhance the excluded 2 the Oil Mill Beck - including planting	s per drawing num 20 metre n will be required 20 metre buffer to
Network Rail : Biodiversity West Yorkshire Ecology Not supported (RED). No Mill Beck forms the south allocation. This is an impo	site-based designations but the O east boundary of this proposed	Supported with mitigation if Red has excluded and boundary amended a RM/4021 in order to provide a minir buffer to the Oil Mill Beck. Mitigation protect and enhance the excluded 2 the Oil Mill Beck - including planting	s per drawing num 20 metre n will be required 20 metre buffer to
Network Rail : Biodiversity West Yorkshire Ecology Not supported (RED). No Mill Beck forms the south allocation. This is an impo Natural England: Education	site-based designations but the O east boundary of this proposed rtant wildlife corridor.	Supported with mitigation if Red has excluded and boundary amended a RM/4021 in order to provide a minir buffer to the Oil Mill Beck. Mitigation protect and enhance the excluded 2 the Oil Mill Beck - including planting	s per drawing num 20 metre n will be required 20 metre buffer to
Network Rail : Biodiversity West Yorkshire Ecology Not supported (RED). No Mill Beck forms the south allocation. This is an impo	site-based designations but the O east boundary of this proposed rtant wildlife corridor.	Supported with mitigation if Red has excluded and boundary amended a RM/4021 in order to provide a minir buffer to the Oil Mill Beck. Mitigation protect and enhance the excluded 2 the Oil Mill Beck - including planting	s per drawing num 20 metre n will be required 20 metre buffer to
Network Rail : Biodiversity West Yorkshire Ecology Not supported (RED). No Mill Beck forms the south allocation. This is an impo Natural England: Education Drainage/Water/Flood Environment Agency Co	site-based designations but the O east boundary of this proposed rtant wildlife corridor.	Suppported with mitigation if Red have excluded and boundary amended a RM/4021 in order to provide a minir buffer to the Oil Mill Beck. Mitigation protect and enhance the excluded 2 the Oil Mill Beck - including planting trees and shrubs. Environment Agency Constraints:	s per drawing num 20 metre n will be required 20 metre buffer to with native smal
Network Rail : Biodiversity West Yorkshire Ecology Not supported (RED). No Mill Beck forms the south allocation. This is an impo Natural England: Education	site-based designations but the O east boundary of this proposed rtant wildlife corridor.	Suppported with mitigation if Red ha excluded and boundary amended a RM/4021 in order to provide a minir buffer to the Oil Mill Beck. Mitigatior protect and enhance the excluded 2 the Oil Mill Beck - including planting trees and shrubs.	s per drawing num 20 metre n will be required 20 metre buffer to with native smal

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Site currently on the market with vacant possession. Site is in flood zone 3 (high risk). We are consulting the Environment Agency on all sites and their comments will be taken into consideration before making a final decision on allocations.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion: Amber Retail Conclusion:

22

Red

Employment Conclusion: Green

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

0

Site Deta	ils					
Northing:	437651	Area sq m:		4102.00	Ward	Horsfor
Easting:	423249	Area Ha:		0.4102	HMCA:	Nor
Site Cha	racteristics					
Land Use						
Existing Use	1: Comm	unity Services				
Existing Use 2	2:					
Existing Use 3	3:					
Neighbouring	Use 1 Office					
Neighbouring	Use 2: Reside	ential - Dwellings				
Neighbouring	Use 3:					
Other uses:						
Site State:	Brown	field				
<u>Site Detail</u>						
Topography:		Flat		Bound	daries:	Existing well defined
Natural Lands	scape:	Limited Tree	Cover	Road	Frontage	\checkmark
Distance to R	ail Station (metres):	1894.30		Distar	nce to bus stop (metres)	60.88
Nearest Railw	vay Station	Horsforth		Bus S	top ID	10970
SFRA Flood 2	Zone:		0.00	Within	300m of retail centre bo	oundary:
Environment	Agency Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Sa	afety Executive Haza	ard:	No	Strate	gic Employment Buffer:	0.0
Health and Sa	afety Executive Gas	Pipeline:	No	Conse	ervation Areas	N
Ancient Monu	iment/Battlefield(%):		0.00	Listed	Buildings:	N
Public Rights	of Way:		No			
Other comme	nts/observations on	site characteristi	cs:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History					
Planning App No.	Proposal	Received	Decision	Status	Site %
27/156/94/FU	Two 5m high lamp standards to car park	21/07/1994	02/11/1994	А	99.98
H27/185/89/	Laying out of enlarged car par k to police station.	27/09/1989	04/12/1989	А	98.82
27/154/97/FU	Additional car parking to police station	24/09/1997	25/11/1997	А	99.67

Green Belt assessment - o	Green Belt assessment - only completed where site is within Green Belt				
Would development of the site effectively	bon development? velopment? a (2+ boundaries with existing built up area)?				
Prevent neighbouring towns from mer Would development of the site lead to ph Do natural/physical features provide a ge development? Overall Coalescence Conclusion:	nysical connection of settlements?				
Does the site provide access to the cour Does the site include local or national co	tween the site and the existing urban area? htryside? onservation designated areas? s, trees, hedgerows that are protected, or gricultural land? Are these in agricultural use?				
Preserve the setting and special chara Is the site within or adjacent to a conserv feature? If yes, could development preserve this of Overall Character Preservation Conclusion	vation area, listed building or other historical character?:				
Greenbelt Assessment Conclusion:					
Conformity with Core Str	ategy				
Main Urban Area	Main Urban Area Extension Image: Comparison Major Settlement Extension Image: Comparison Smaller Settlement Extension Image: Comparison Village/Rural Extension Image: Comparison unrelated to existing development Image: Comparison	Brownfield Greenfield Mixed			
<u>Regeneration Priority Area:</u> Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatev	0.00 vav: 0.00			

Availability:	Suitability:	Achievability:	
Summary of Infras	structure provider co	omments and other planning req	uirements
Leeds City Council H	lighways inc Metro		
Accessibility comment			Rank (1-5
Public transport, employ	ment, health and education go	od	5
Access Comments			Rank (1-5
Access Ok, exit only onto	o Broadway as current arrange	ement.	4
Local network commer	nt		Rank (1-5)
Congested area of netwo	ork, concerns with Horsforth Re	oundabout	3
Mitigation measure			Total sco
Funding towards ring roa	ad works		12
			12
Support?	Need to combine w	vith other sites: Suitability for parti	al development:
Yes with mitigation			
Highways Agency			
Network Rail :			
Biodiversity			
West Yorkshire Ecology	y and LCC Ecology Officer:	Boundary Amendment	
Supported			
Supported Natural England:			
Natural England: Education	ding		
Natural England:		Environment Agency Constraints:	
Natural England: Education Drainage/Water/Flood		Environment Agency Constraints:	
Natural England: Education Drainage/Water/Flood	omments:	Environment Agency Constraints:	nt Works Comme

Gas:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _**Traveller Site Assessment**

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

Conclusion of Assessment

Conclusion summary:

Site would be suitable for residential development in principle.	However could also come forward for employment/retail use
as a result of proximity to centres.	

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

Residential Conclusion:

Green

Retail Conclusion: Amber

13

Employment Conclusion: Amber

Northing: 4	38343	Area sq m:		7483.63	Ward		Horsfort
g	23658	Area Ha:		.748363	HMCA:		Nort
Site Charact	viction						
Site Characte	enstics						
Land Use							
Existing Use 1:	Comm	unity Services					
Existing Use 2:							
Existing Use 3:							
Neighbouring Use 1	Reside	ntial - Dwellings					
Neighbouring Use 2	Recrea	tion & Leisure - (Outdoor spor	t facility			
Neighbouring Use 3	Comm	unity Services - E	Education				
Other uses:							
Site State:	Brownf	ield					
<u>Site Detail</u>							
Topography:		Flat		Bound	laries:	Existing well d	efined
Natural Landscape:		Limited Tree (Cover	Road I	Frontage	\checkmark	
Distance to Rail Stat	tion (metres):	1103.03		Distan	ce to bus stop (metres)	175.09	
Nearest Railway Sta	tion	Horsforth		Bus St	top ID	11415	
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	undary:	
Environment Agency	/ Flood Zone:		0.00	Agricu	Itural Land Class:		
Health and Safety E	xecutive Haza	rd:	No	Strate	gic Employment Buffer:		0.0
Health and Safety E	xecutive Gas	Pipeline:	No	Conse	ervation Areas		N
Ancient Monument/E	Battlefield(%):		0.00	Listed	Buildings:		Ν
Public Rights of Way	/ :		No				

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning App No.	Proposal	Received	Decision	Status	Site %
H27/149/83/	Detached pre-cast concrete gar age to adult training centr e. (this item	05/09/1983	10/10/1983	A	95.06
H27/64/83/	Alterations, to form training flat and home economics unit and extension, to form classro om, wood work assembly r	18/04/1983	23/05/1983	A	94.79
H27/161/77/	1 detached timber store, to tr aining centre. (this item is also notice under regulatio n 4(1) of the town and c	27/05/1977	18/07/1977	A	95.30
H27/36/86/	Detached prefabricated classro om unit, including 2 class rooms, toilets and store, to t raining centre. (this item	11/03/1986	28/04/1986	A	95.33

Green Belt assessment ·	only completed where site is	within Green Belt
Would development of the site effectiv	ribbon development?	
Prevent neighbouring towns from n Would development of the site lead to Do natural/physical features provide a development? Overall Coalescence Conclusion:		
Does the site provide access to the co Does the site include local or national	between the site and the existing urban area? ountryside? conservation designated areas? nds, trees, hedgerows that are protected, or rer? a agricultural land? Are these in agricultural use?	
Preserve the setting and special ch Is the site within or adjacent to a cons feature? If yes, could development preserve thi Overall Character Preservation Conclu	ervation area, listed building or other historical	
Greenbelt Assessment Conclusion:		
Conformity with Core S Main Urban Area Major Settlement Smaller Settlement Villages/Rural Developme	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension ent unrelated to existing development	Brownfield Greenfield Mixed
Regeneration Priority Area: Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 vay: 0.00

	Suitability:	Achievability:	
Summary of Infra	structure provider con	nments and other planning r	equirements
Leeds City Council I	lighways inc Metro		
Accessibility comment			Rank (1-5)
Public transport, employ	ment, health and education good	3	5
Access Comments			Rank (1-5
Existing access ok, sigh	tlines could be improved within la	andscaping	5
Local network comme	nt		Rank (1-5)
Ok for level of developm	nent		5
Mitigation measure			Total scor
			15
Cummont 2	No od ća povekina vriti	o sthem sites	
Support? Yes	Need to combine with	Suitability for p	artial development:
Tes			
Highways Agency			
Highways Agency Network Rail :			
Network Rail <u>:</u>			
<u>Network Rail :</u> Biodiversity	v and LCC Ecology Officer:	Boundary Amendment	
<u>Network Rail :</u> Biodiversity	y and LCC Ecology Officer:	Boundary Amendment	
<u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecolog	y and LCC Ecology Officer:		
Network Rail : Biodiversity West Yorkshire Ecolog Supported	y and LCC Ecology Officer:		
Network Rail : Biodiversity West Yorkshire Ecolog Supported Natural England:			
Network Rail : Biodiversity West Yorkshire Ecolog Supported Natural England: Education	ding		
Network Rail : Biodiversity West Yorkshire Ecolog Supported Natural England: Education Drainage/Water/Floo	ding omments:		ment Works Comme
Network Rail : Biodiversity West Yorkshire Ecolog Supported Natural England: Education Drainage/Water/Floo Environment Agency C	ding omments:	Environment Agency Constraints:	ment Works Comme

Gas:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

	× /		
Could site be effectively	Yes	No	Maybe
managed	(Text)		
	N	NL-	NA
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
ono.			
Proximity to housed	Yes	No	
		NO	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
	(Text)	110	e in a le final de la final de
encampments	(10,1)		

Conclusion of Assessment

Conclusion summary:

Site would be suitable for residential development in principle	e. May also be appropriate for offices given proximity to Town
Street and New Road Side.	

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

Residential Conclusion:

Green

Retail Conclusion: Not assessed

23

Employment Conclusion: Not assessed

Site Detai	ils					
Northing:	437259	Area sq m:		8331.65	Ward	Horsford
Easting:	424259	Area Ha:		0.833165	HMCA:	Nort
Site Char	acteristics					
Land Use						
Existing Use 1 Existing Use 2		and derelict - V	acant land			
Existing Use 3	:					
Neighbouring l Neighbouring l		ntial - Dwellings				
Neighbouring l	Jse 3:					
Other uses:						
Site State:	Mix					
Site Detail						
Topography:		Sloping		Bound	laries:	Existing well defined
Natural Landso	cape:	Limited Tree	Cover	Road	Frontage	\checkmark
Distance to Ra	il Station (metres):	1887.70		Distan	ce to bus stop (metres)	64.43
Nearest Railwa	ay Station	Horsforth		Bus S	top ID	10892
SFRA Flood Zo	one:		0.00	Within	300m of retail centre bo	undary:
Environment A	gency Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Sat	fety Executive Haza	ırd:	No	Strate	gic Employment Buffer:	0.0
Health and Sat	fety Executive Gas	Pipeline:	No	Conse	ervation Areas	Ye
Ancient Monur	nent/Battlefield(%):		0.00	Listed	Buildings:	N
Public Rights of	of Way:		No			
Other commen	ts/observations on	site characteristi	cs:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Planning App No.	Proposal	Received	Decision	Status	Site %
H27/380/75/	Alterations, including new sta ircase, ground floor exten sion, to form w.c. and bathroo m with w.c. and shower, an	02/12/1975	01/03/1976	A	97.75
H27/125/87/	Alterations, to form drying ro om, store, office and wash up area and extensions, to for m servery and staff room, to n	15/07/1987	14/09/1987	A	99.49
09/03666/FU	Demolition of care home and erect replacement part 3, part 4, and part 5 storey care home, with 39 self contained flats, care rooms, chapel, lounges, dining area, activity rooms and function room, with car parking and landscaping	21/08/2009	21/06/2010	R	100.00
10/04924/FU	Replacement part 2, part 3, and part 4 storey care home, with 34 self contained flats, 39 dementia/respite/nursing care rooms, chapel, lounges, dining area, activity rooms and function room, with car parking and landscaping	01/11/2010	27/06/2011	R	99.98
H27/84/82/	Detached precast concrete gara ge to convalescent home.	13/05/1982	21/06/1982	А	99.79
27/25/97/FU	Two storey rear extension	27/02/1997	01/05/1997	А	99.92
27/144/94/FU	Single storey front extension and laying out of new vehicular access	13/09/1994	02/11/1994	А	99.98
PREAPP/08/00256		26/06/2008	25/08/2009	PRECAP	99.99

Green Belt assessment -	only completed where site is v	within Green Belt
Would development of the site effectiv	ribbon development? levelopment? ea (2+ boundaries with existing built up area)?	
Prevent neighbouring towns from n Would development of the site lead to Do natural/physical features provide a development? Overall Coalescence Conclusion:		
Does the site provide access to the co Does the site include local or national	between the site and the existing urban area? untryside? conservation designated areas? nds, trees, hedgerows that are protected, or er? agricultural land? Are these in agricultural use?	
Preserve the setting and special characters Is the site within or adjacent to a conse- feature? If yes, could development preserve thi Overall Character Preservation Conclu- Greenbelt Assessment Conclusion:	ervation area, listed building or other historical s character?:	
Conformity with Core S	trategy	
Main Urban Area Major Settlement Smaller Settlement Villages/Rural	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension Int unrelated to existing development	Brownfield Greenfield Mixed
<u>Regeneration Priority Area:</u> Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 vay: 0.00

Availability:	Suitability:		Achievability:	
oummary of Infrastruc	cture provider co	mments and oth	ner planning requ	uirements
Leeds City Council Highw	ays inc Metro			
Accessibility comment			1	Rank (1-5
Public transport, employment, I	nealth and education goo	od		5
Access Comments			I	Rank (1-5
Access achievable on to Outw	ood Lane			5
Local network comment				Rank (1-5
Ok for level of development				5
Mitigation measure				Total scor
				15
Support?	Need to combine w	ith other sites:	Suitability for partia	I development:
Yes				
Highways Agency				
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology and	LCC Ecology Officer:	Boundary	Amendment	
Supported				
Natural England:				
Education				
Drainage/Water/Flooding				
Environment Agency Comme	nts:	Environment Age	ency Constraints:	
Yorkshire Water Comments:		Yorkshire Water	Waste Water Treatmen	t Works Comme
LCC Flood Risk Management				

<u>Utilities</u>

Gas:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:				
Residential use acceptable in principle.	Previous applica	tions on site.		
Site Capacity (dwellings units):	26	Floorspace sq m (N	Non residential):	0
Residential Conclusion:	Retail Co	onclusion:	Employment Concl	lusion:
Green	Red		Red	

Site Details	i					
Northing:	435358	Area sq m:		5241.96	Ward	Headingle
Easting:	427950	Area Ha:	0	.524196	HMCA:	Nor
Site Charac	teristics					
Land Use						
Existing Use 1:	Reside	ential - Residential	institution			
Existing Use 2:	Office					
Existing Use 3:						
Neighbouring Use	e 1 Reside	ential - Dwellings				
Neighbouring Use	e 2: Reside	ential - Residential	institution			
Neighbouring Use	93:					
Other uses:						
Site State:	Brown	ïeld				
<u>Site Detail</u>						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landscap	e:	Limited Tree C	over	Road	Frontage	\checkmark
Distance to Rail S	station (metres):	187.41		Distan	ce to bus stop (metres)	41.81
Nearest Railway S	Station	Burley Park		Bus S	top ID	9252
SFRA Flood Zone):		0.00	Within	300m of retail centre bo	oundary:
Environment Ager	ncy Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety	Executive Haza	ırd:	No	Strate	gic Employment Buffer:	0.0
Health and Safety	Executive Gas	Pipeline:	No	Conse	ervation Areas	Ye
Ancient Monumer	nt/Battlefield(%):		0.00	Listed	Buildings:	Ν
Public Rights of W	Vay:		No			
Other comments/	observations on	site characteristic	s:			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

. Ia ing i ioto	•				
Planning App No.	Proposal	Received	Decision	Status	Site %
H26/469/81/	Alterations and 2 storey exten sion, to form entrance lobby and offices with basement sto re and new fire escape, to	15/09/1981	02/11/1981	A	36.53
06/04998/FU	Addition of 5 new parking spaces to offices	14/08/2006	01/02/2008	R	37.49
10/02052/EXT	Extension of permission of application 26/564/04/FU for change of use involving part demolition and 2 1/2 storey extension to side to form 14 flats	05/05/2010	31/01/2011	A	37.49
H26/262/83/	2 free standing signs, size of each 0.86m x 0.37m, heigh t of each above ground 0.5m (u nderside), to offices.	02/06/1983	01/08/1983	A	37.01
08/02529/FU	Alterations and addition of entrance canopy, detached mobility scooter shelter and car parking area to sheltered flats	25/04/2008		APPRET	56.38
26/325/04/CA	Conservation area application to demolish part of offices	04/05/2004	03/01/2006	А	37.34
08/00973/FU	Alterations and addition of entrance canopy, Detached mobility scooter shelter and car parking area to sheltered flats.	25/02/2008		APPRET	56.38
26/564/04/FU	Change of use involving part demolition & 2 1/2 storey extension to side to form 14 flats	09/08/2004	16/06/2005	A	37.01
26/425/97/SI	2 externally illuminated free standing signs to offices	01/12/1997	20/02/1998	А	37.45
26/332/97/FU	Enlarged access and 0.35m high to 1.8m walls to driveway	04/09/1997	09/02/1998	А	37.44
H26/549/76/	Alterations, including new ret aining walls, and exten sion, to form new boiler house, to office premises.	18/06/1976	09/11/1976	A	37.34
26/323/04/FU	Change of use involving part demolition and 5 storey extension of offices to form 18 flats	04/05/2004	20/08/2004	W	37.34

Green Belt assessmer	nt - only completed where site is v	vithin	Green B	elt
Would development of the site effe	ute ribbon development?			
Prevent neighbouring towns fro	m merging d to physical connection of settlements?			
	de a good existing barrier/boundary to contain			
Overall Coalescence Conclusion:				
Assist in safeguarding countrys	ide from encroachment	_		
Is there a strong defensible bound Does the site provide access to the	ary between the site and the existing urban area? e countryside?			
Does the site include local or natio	nal conservation designated areas?			
Does the site include areas of woo significant unprotected tree/hedge	dlands, trees, hedgerows that are protected, or cover?			
Does the site include grade 1, 2, o	r 3a agricultural land?			
Does the site contain buildings?	Are these in agricultural use?			
Overall countryside Encroachment	t Conclusion			
Preserve the setting and special	character of historic towns			
Is the site within or adjacent to a c feature?	onservation area, listed building or other historical			
If yes, could development preserve	e this character?:			
Overall Character Preservation Co	onclusion:			
Greenbelt Assessment Conclusi	ion:			
Conformity with Core	Strategy			
Main Urban Area	Main Urban Area Extension		D	
Main Urban Area	Main Urban Area Extension		Brownfield	
Smaller Settlement	Smaller Settlement Extension		Greenfield	
Villages/Rural	Village/Rural Extension		Mixed	
•	pment unrelated to existing development			
Regeneration Priority Area:				
Inner South Leeds:	0.00 Aire Valley:			0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:		0.00

f some of the stone wall, otherwise OK	Rank (1-5 5 Rank (1-5 4
f some of the stone wall, otherwise OK	5 Rank (1-5 4 Rank (1-5
f some of the stone wall, otherwise OK	Rank (1-5 4 Rank (1-5
f some of the stone wall, otherwise OK	Rank (1-5 4 Rank (1-5
f some of the stone wall, otherwise OK	4 Rank (1-5
f some of the stone wall, otherwise OK	Rank (1-5
	5
	Total sco
	14
ther sites: Suitability for partial	development:
Boundary Amendment	
Environment Agency Constraints:	
Yorkshire Water Waste Water Treatment	Works Comme
	Boundary Amendment

<u>Utilities</u>

Gas:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Part of site has modern residential institution which could be	redeveloped. The older property should be maintained, but
could potentially be converted to residential subject to detail.	Suitable for residential use in principle.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:
Red

17

ricerepase eq in (iter reclacitia)

Employment Conclusion: Red 0

Site Ref: 4092

Northing:	435217	Area sq m:		8776.20	Ward	Kirkst
Easting:	426371	Area Ha:		0.87762	HMCA:	Nor
Site Charact	eristics					
Land Use						
Existing Use 1:	Indust	ry and business - I	Manufacturi	na & Whol	esale	
Existing Use 2:	induct			ig a mio		
Existing Use 3:						
Neighbouring Use 1	Retail	- Shops				
Neighbouring Use 2	2: Transp	oort - Transport tra	cks & ways			
Neighbouring Use 3	B: Forest	ry - Unmanaged F	orest			
Other uses:						
Site State:	Brown	field				
<u>Site Detail</u>						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landscape:		Limited Tree C	over	Road	Frontage	
Distance to Rail Sta	tion (metres):	748.19		Distan	ce to bus stop (metres)	113.98
Nearest Railway Sta	ation	Headingley		Bus S	top ID	12126
SFRA Flood Zone:			1.00	Within	300m of retail centre bo	undary:
Environment Agence	y Flood Zone:		1.00	Agricu	Itural Land Class:	-
Health and Safety Executive Hazard:		ard:	No	Strategic Employment Buffer:		0.0
Health and Safety E	Executive Gas	Pipeline:	No	Conse	ervation Areas	١
Ancient Monument/	Battlefield(%):		0.00	Listed	Buildings:	1
Public Rights of Wa	w.		No			

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.99
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

Plann	ing H	listory
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.					
Planning App No.	Proposal	Received	Decision	Status	Site %
09/04584/FU	Use of vacant building for general industry (Class B2)	22/10/2009	11/12/2009	А	25.22
H26/368/88/	Outline application to layout access roads and erect residential development, industrial development, shopping,	01/08/1988	01/08/1988	0	100.00
H26/1070/79/	Laying out of new access to mi lls. (this item is also notic e under regulation 4(1) of the town and country planning g	22/10/1979	26/11/1979	A	96.93
H26/223/88/	Alterations and extension, to form enlarged warehouse to wo rks.	12/05/1988	15/08/1988	А	25.94

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

Check the unrestricted sprawl of large bu	lilt up areas		
Would development lead to/constitute ribbor	-		
Would development result in isolated develo			
Is the site well connected to built up area (2-			
Would development of the site effectively "ro			
Do natural/physical features provide a good	I I		
area and undeveloped land?			
Overall sprawl conclusion:			
Prevent neighbouring towns from mergin	a		
5 5 5	0		
Would development of the site lead to physi			
Do natural/physical features provide a good development?	existing barrier/boundary to contain		
Overall Coalescence Conclusion:			
Assist in safeguarding countryside from	encroachment		
Is there a strong defensible boundary betwe			
Does the site provide access to the countrys	5	\square	
Does the site include local or national conse		\Box	
Does the site include areas of woodlands, tr	U		
significant unprotected tree/hedge cover?		_	
Does the site include grade 1, 2, or 3a agric	ultural land?		
Does the site contain buildings?	Are these in agricultural us	se?	
Overall countryside Encroachment Conclusi	on		
Preserve the setting and special characte	er of historic towns		
Is the site within or adjacent to a conservation feature?	on area, listed building or other historical		
If yes, could development preserve this char	racter?:		
Overall Character Preservation Conclusion:			
One subsite Assessment Constructions			
Greenbelt Assessment Conclusion:			
Conformity with Core Strate	eav		
	599		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		
Development uni	related to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Ga	atewav:	0.00

East Leeds

A	Outlack lite u		
Availability:	Suitability:	Achievability:	
Summary of Infrastr	ucture provider comments and c	other planning requ	uirements
Leeds City Council High	ways inc Metro		
Accessibility comment			Rank (1-5)
Good access to public transp education.	port, employment, health and primary education	but not secondary	4
Access Comments			Rank (1-5)
Steeply sloping access road difficult to achieve	from Kirkstall Road, lined with mature trees and	d adoptable access	3
Local network comment			Rank (1-5)
ok for level of development			3
Mitigation measure			Total score
initigation measure	-		10
			10
Support?	Need to combine with other sites:	Suitability for partia	
	Need to combine with other sites:	Suitability for partia	

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Lies adjacent to the River Aire and Kirkstall Mill Goit, UK BAP priority habitats. The Otter Survey and Habitat Assessment of the River Aire (2008) found an otter lying up site in a "space formed by overhanging concrete of mill complex floor". This is one of the most significant features for otters on the River Aire in Leeds city centre. Features used by European protected species such as otter, for shelter are protected under the Conservation of Habitats and Species Regulations 2010.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/4092 in order to provide a minimum 20 metre buffer to the River Aire and 15 metre buffer to the Kirkstall Mill Goit. Mitigation will be required to protect and enhance the excluded 20 metre and 15 metre buffers to the River Aire and Kirkstall Mill Goit including planting with native small trees and shrubs and measures to deter public access which would disturb otters, and to minimise light spillage onto River Aire and Goit. And retain the otter lying up site or provide alternative habitat under a Natural England, European Protected Species License. Note - works to the adjacent weir are proposed for a fish pass (led by the Aire Rivers Trust and supported by LCC) and there may be a requirement for a financial contribution towards this or the maintenance of this feature.

Natural England:

Education

Drainage/Water/Flooding

Site Ref: 4092 Site Name: St Annes Mills

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service: English Heritage:

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Current employment site that has been highlighted as necessary to retain.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Not assessed

Retail Conclusion:

28

Employment Conclusion: Green

Site Details						
Northing:	435705	Area sq m:	7	5319.00	Ward	Gipton and Harehills
Easting:	434115	Area Ha:		7.5319	HMCA:	North
Site Charact	teristics					
Land Use						
Existing Use 1:	Recre	ation & Leisure - C	Dutdoor sport	facility		
Existing Use 2:	Recre	ation & Leisure - A	Allotment and	l city farm		
Existing Use 3:						
Neighbouring Use	1 Recre	ation & Leisure - C	Dutdoor amei	nity & ope	en space	
Neighbouring Use	2: Recre	ation & Leisure - C	Dutdoor sport	facility		
Neighbouring Use	3: Reside	ential - Dwellings				
Other uses:						
Site State:	Green	field				
<u>Site Detail</u>						
Topography:		Sloping		Bound	daries:	Partially well-defined
Natural Landscape	e:	Limited Tree C	Cover	Road	Frontage	\checkmark
Distance to Rail St	ation (metres):	2507.95		Distar	nce to bus stop (metres)	120.22
Nearest Railway St	tation	Cross Gates		Bus S	top ID	3925
SFRA Flood Zone:			1.00	Within	300m of retail centre b	oundary:
Environment Agen	cy Flood Zone:		1.00	Agricu	Itural Land Class:	
Health and Safety Executive Hazard:		No	Strate	Strategic Employment Buffer:		
Health and Safety Executive Gas Pipeline:		No	Conse	Conservation Areas		
Ancient Monument	/Battlefield(%):		0.00	Listed	Buildings:	Yes
Public Rights of Wa	ay:		Yes			
Other comments/ol	bservations on	site characteristic	S:			

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.48
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	82.07	Special Landscape Area - N37:	0.00
Allotments - N1A:	17.41	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History						
Planning App No.	Proposal	Received	Decision	Status	Site %	
34/86/93/FU	Eight 15.2m high floodlights to football pitch	31/03/1993	28/06/1994	W	15.34	
H32/393/74/	Outline application to erect h arehills middle school, (site area 3.68h(9.1 acres).	03/07/1974	07/04/1975	A	42.14	
H32/624/80/	Laying out of playing fields, including 10 football pitch es, 2 rugby pitches, 2 cricket pitches, 2 hockey pitches, t	28/07/1980	08/09/1980	A	82.10	
34/87/93/FU	Two storey clubhouse with offices and flat, and football pitch with terracing, fence and car parking	31/03/1993	28/06/1994	W	15.34	

Green Belt assessment -	- only completed where site is within Gree	n Belt
Would development of the site effectiv	ribbon development?	
Prevent neighbouring towns from n Would development of the site lead to Do natural/physical features provide a development? Overall Coalescence Conclusion:		
Does the site provide access to the co Does the site include local or national	between the site and the existing urban area?	
Preserve the setting and special characteristic stress of the setting and special character? Is the site within or adjacent to a constructive feature? If yes, could development preserve the Overall Character Preservation Concile	ervation area, listed building or other historical	
Greenbelt Assessment Conclusion:		
	Main Urban Area Extension Brown Major Settlement Extension Green Smaller Settlement Extension Mixed Village/Rural Extension	
<u>Regeneration Priority Area:</u> Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley:0.00 West Leeds Gateway:	0.00

East Leeds

HLAA Conclusio	ons		
Availability:	Suitability:	Achievability:	
Summary of Infrast	tructure provider comments and	d other planning requirem	nents
Leeds City Council Hi	ghways inc Metro		
Accessibility comment			Rank (1-5)
Mostly meets criteria			4
Access Comments			Rank (1-5)
Access options to Fearnvi	ille Road		4
Local network comment	i		Rank (1-5)
Spare capacity in local ne	twork		4
Mitigation measure			Total score
			12
Support?	Need to combine with other sites:	Suitability for partial devel	opment:
yes			
Highways Agency			

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site based designations but this site lies across the centre of the Wyke Beck Valley, a very important wildlife corridor with strong local public support. The proposed allocation includes a section of the Wyke Beck and an area of lowland mixed deciduous woodland both UK BAP priority habitats, as well as an area scrub to the north west. The Wyke Beck is one of the most important sites in Leeds for Wwhiteclawed Crayfish, a UK protected species, with records adjacent to the proposed allocation as recently at 2009. The site also supports house sparrow and song thrush two Red List Birds of Conservation Concern. Bats will also use the corridor for feeding with 6 recorded roosts within 500m.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/4094 in order to provide a minimum 100 metre buffer to the Wyke Beck wildlife corridor, and retain scrub habitat to the north-west together with a connecting area to be enhanced. Mitigation will be required to protect and enhance the excluded 100 metre buffer with the Wyke Beck and northern excluded areas - through consideration to controlled public access and habitat enhancements including ponds and planting small trees and shrubs.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

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Yorkshire Water Comments:

orkshire Wate	r Waste Wate	r Treatment	Works Comme
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LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

Could site be effectively	Yes	No	Maybe
managed	(Text)		Maybe
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)	110	Onwhown

Gypsy _Traveller Site Assessment						
Could site be effectively managed	Yes (Text)	No	Maybe			
Would gypsies and travellers live on the site?	Yes (Text)	No	Maybe			
Proximity to housed gypsies and travellers	Yes (Text)	No				
Experience of previous encampments	Yes (Text)	No	Unknown			

Conclusion of Assessment

Conclusion summary:

Designated greenspace (N1) and allotments (N1A) on the existing UDP. Even if some of this wider green space were necessary for housing this site is poorly situated and would encroach greatly into its corridor function. Site boundary includes stretch of Wyke beck itself. See also greenspace section, page 36, question G20.

Site Capacity (dwellings units):	198	Floorspace sq m (Non reside	ential):	0
Residential Conclusion: Red	Retail Cone Not assesse		Employment Conclusion Not assessed	:

Site Ref: CFSM024

24 S

Site Name: Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU

Site Detail	S					
Northing:	439042	Area sq m:		46973.90	Ward	Adel and Wharfeda
Easting:	427086	Area Ha:		4.69739	HMCA:	Nor
Site Chara	acteristics					
Land Use						
Existing Use 1:	Comm	unity Services				
Existing Use 2:						
Existing Use 3:						
Neighbouring U	lse 1 Reside	ntial - Dwellings				
Neighbouring U	se 2:					
Neighbouring U	se 3:					
Other uses:						
Site State:	Brown	ield				
<u>Site Detail</u>						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landsca	ape:	Limited Tree	Cover	Road	Frontage	
Distance to Rai	I Station (metres):	2666.71		Distar	ice to bus stop (metres)	205.29
Nearest Railwa	y Station	Horsforth		Bus S	top ID	5222
SFRA Flood Zo	ne:		0.00	Within	300m of retail centre bo	undary:
Environment Ag	gency Flood Zone:		0.00	Agricu	Iltural Land Class:	
Health and Safe	ety Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.0
Health and Safe	ety Executive Gas	Pipeline:	No	Conse	ervation Areas	Ν
Ancient Monum	ent/Battlefield(%):		0.00	Listed	Buildings:	Ν
Public Rights of	f Way:		No			
Other comment	s/observations on	site characteristi	ics:			

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

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: CFSM024

Site Name: Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU

Planning History

r lanning moto	· /				
Planning App No.	Proposal	Received	Decision	Status	Site %
H26/482/76/	Temporary, until 1990, prefabr icated office units to offic e premises.	28/05/1976	16/08/1976	А	92.43
26/22/05/FU	Replacement 1.5m high boundary fence to otley road boundary of offices	06/01/2005	03/03/2005	A	93.04
H26/35/88/	First floor prefabricated offi ce unit with 2 staircasesto of fice. (this item	27/01/1988	15/02/1988	А	93.18
H26/1165/78/	Alterations, to form new pipe work, to roof of gover nment offices.	15/12/1978	12/01/1979	W	92.43
H26/399/84/	Outline application to demolis h existing office build ings and erect offices, with c ar parking and landscapin	18/10/1984	07/01/1985	A	93.04
26/246/97/FU	Alterations and new path and replacment windows to 2 office units and new canopy to 1 office unit	15/07/1997	02/09/1997	A	92.41
26/162/93/FU	Refurbishment of 2 storey prefabricated office unit	02/06/1993	26/07/1993	A	93.60
H26/292/75/	Alterations and extension, to form additional offices and s oil loading bay, to goverment building.	08/04/1975	12/05/1975	A	92.43
H26/512/76/	Alterations, to form fume cupb oards and ventilation syste m, to laboratory premises.	08/06/1976	26/07/1976	A	92.43
H26/332/78/	Laying out of enlarged car par k, for 18 cars, to offic es. (this item appears for inf ormation only, bein	12/04/1978	08/05/1978	A	92.43
H26/56/89/	Alterations to offices to form computer suite and alter ations to garage and office to form office, to offices.	03/02/1989	03/04/1989	A	92.98
H26/19/88/	Alterations and extensions, to form staff library and cloak room, to office. (this item	18/01/1988	15/02/1988	A	93.34

Site Ref: CFSM024

Green Belt assessment - or	nly completed where site is v	vithin Green Belt
Check the unrestricted sprawl of large to Would development lead to/constitute ribbo Would development result in isolated deve Is the site well connected to built up area (2 Would development of the site effectively " Do natural/physical features provide a good area and undeveloped land? <u>Overall sprawl conclusion:</u>	on development? lopment? 2+ boundaries with existing built up area)? round off" the settlement pattern?:	
Prevent neighbouring towns from merg Would development of the site lead to phys Do natural/physical features provide a goo development? Overall Coalescence Conclusion:	sical connection of settlements?	
Assist in safeguarding countryside from Is there a strong defensible boundary betw Does the site provide access to the country Does the site include local or national cons Does the site include areas of woodlands, significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agri Does the site contain buildings?	reen the site and the existing urban area? yside? servation designated areas? trees, hedgerows that are protected, or cultural land? Are these in agricultural use?	
Preserve the setting and special characters is the site within or adjacent to a conservative feature? If yes, could development preserve this character Preservation Conclusion Overall Character Preservation Conclusion	tion area, listed building or other historical aracter?:	
	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension Inrelated to existing development	Brownfield Greenfield Mixed
Regeneration Priority Area: Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 ay: 0.00

Site Name: Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU

East Leeds

	Suitability:	Achievability:	
Summary of Infra	structure provider co	omments and other planning requi	rements
Leeds City Council H			
Accessibility comment			Rank (1-5
Public Transport Core St	rategy standards met for scho	ols/health/local services but not for rail service.	3
Access Comments			Rank (1-
Existing accesses suitab	ble, Adel Lane access needs ir	nproved visibility	5
Local network commen			Rank (1-5
Local congestion concer	n over Adel Lane traffic use		3
Mitigation measure			Total sco
	Lane and footway improvemen	its, crossing and cycle link on A661	11
Support?	Need to combine w	tith other sites: Suitability for partial of	development:
Yes with mitigation			
Highways Agency			
Highways Agency			
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology	y and LCC Ecology Officer:	Boundary Amendment	
Highways Agency Network Rail : Biodiversity	y and LCC Ecology Officer:	Boundary Amendment	
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology	y and LCC Ecology Officer:	Boundary Amendment	
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology Supported	y and LCC Ecology Officer:	Boundary Amendment	
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology Supported Natural England:	y and LCC Ecology Officer:	Boundary Amendment	
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology Supported Natural England: Education Drainage/Water/Floor	ding		
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology Supported Natural England: Education	ding	Boundary Amendment	

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy _Traveller Site Assessment

Could site be effectively	Yes	No	Maybe
managed	(Text)		
C			
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		•
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)	·	
Experience of previous	Yes	No	Unknown
encampments	(Text)		
•			

Gypsy _Traveller Site Assessment

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

Conclusion of Assessment

Conclusion summary:

Uses requested - Housing, Retail, Other (Car Showroom / Hotel). Same site as SHLAA Ref 1033, principle for housing acceptable.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

Site Name: Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU

Residential Conclusion: Green Retail Conclusion: Red **Employment Conclusion:**