### **Site Details**

 Northing:
 435310
 Area sq m:
 17560.19
 Ward
 Chapel Allerton

 Easting:
 430363
 Area Ha:
 1.756019
 HMCA:
 Inner Areas

### Site Characteristics

#### Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Industry and business - Wholesale distribution

Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale Neighbouring Use 2: Industry and business - Wholesale distribution

Neighbouring Use 3: Other

Other uses: car repair/garages

Site State: brownfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):2221.92Distance to bus stop (metres)107.84Nearest Railway StationLeeds CityBus Stop ID13360SFRA Flood Zone:1.00Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasYesAncient Monument/Battlefield(%):51.20Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

# **Planning History**

DI I I I		D 1 1	D 11	g	G! A/
Planning App No.	Proposal	Received	Decision	Status	Site %
10/00378/CA	Conservation area application to demolish industrial buildings	29/01/2010	25/11/2011	W	99.98
H34/237/86/	Alterations to form 6 worksho ps each with toilet, to vacan t mill.	31/07/1986	13/10/1986	Α	93.81
H26/866/76/	Alterations, including 2 new I oading doors with access ramp, to works premises.	15/10/1976	06/12/1976	Α	75.26
H26/867/76/	Alterations to form new loadin g door, to works premi ses.	15/10/1976	06/12/1976	R	75.26
12/00982/CA	Conservation Area application for demolition of mill buildings	02/03/2012	24/04/2012	W	99.99
H34/259/86/	Laying out of access and alter ations to form 4, light indus trial units, with 25 car parki ng spaces and landscapin	29/08/1986	13/10/1986	Α	11.66
08/00937/FU	Part demolition, change of use, including 5 storey extension and addition of 2 new floors to roof of industrial building, to form 208 flats, conversion of gatehouse to form gymnasium and erection of multi level development up to 10 storey's in 4 blocks, comprising 508 flats, with car parking and landscaping.	18/02/2008	15/10/2009	R	99.98
H26/1012/76/	Change of use and conversion o f warehouse to four warehouse units.	02/12/1976	14/02/1977	Α	99.30
34/117/95/FU	2.4 metre high boundary fence and gate to works	13/06/1995	27/07/1995	Α	98.65
09/05411/FU	Part demolition, change of use, including 5 storey extension and addition of new floor to roof of industrial building, to form 190 flats and erection of multi level development up to 9 storeys in 4 blocks, comprising 9 town houses and 150 flats, with shop, car parking and landscaping	14/12/2009	25/11/2011	W	99.98

## 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 d	evelopment?	
Would development result in isolated development	nent?	
Is the site well connected to built up area (2+ b	oundaries with existing built up area)?	
Would development of the site effectively "round development of the site effectively"	nd off" the settlement pattern?:	
Do natural/physical features provide a good ex area and undeveloped land?	isting barrier between existing urban	
Overall sprawl conclusion:		
Prevent neighbouring towns from merging		
Would development of the site lead to physical	I connection of settlements?	
Do natural/physical features provide a good exdevelopment?	xisting barrier/boundary to contain	
Overall Coalescence Conclusion:		
Assist in safeguarding countryside from en	croachment	
Is there a strong defensible boundary between	the site and the existing urban area?	
Does the site provide access to the countrysid	e?	
Does the site include local or national conserv	ation designated areas?	
Does the site include areas of woodlands, tree significant unprotected tree/hedge cover?	s, hedgerows that are protected, or	
Does the site include grade 1, 2, or 3a agricult	ural land?	
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Conclusion	ı	
Preserve the setting and special character	of historic towns	
Is the site within or adjacent to a conservation feature?	area, listed building or other historical	
If yes, could development preserve this characteristics	cter?:	
Overall Character Preservation Conclusion:		
Greenbelt Assessment Conclusion:		
Conformity with Core Strateg	ЗУ	
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	<i>y</i> ay: 0.00

East Leeds

**Utilities** 

SHLAA Conclusions				
Availability: Long term (11+ year Suitabi	ility: Yes		Achievability: L	ong term (11+ years)
Summary of Infrastructure prov	vider con	nments and o	other planning	g requirements
Leeds City Council Highways inc Me	<u>tro</u>			David (4.5)
Accessibility comment 4buses per hour, 100% primary, 100% health	h, 100% seco	ondary		Rank (1-5)
Access Comments				Rank (1-5)
requires development of adjacent site for ac	cess			3
Local network comment				Rank (1-5)
(Assuming 716 capacity is a mistake)Potent	ial cumulativ	e impact with adjac	ent sites	4
Mitigation measure				Total scor
requires development of adjacent site for su	itable access	s on Buslingthorpe	Lane	12
Support? Need to d	combine wit	h other sites:	Suitability fo	r partial development:
yes no			n/a	
Highways Agency Potential for cumulative impact in combinatio / Aire Valley cluster.  Network Rail: Biodiversity	n with other	sites. If site still inc	sluded at next sift as	ssess as part of city centre
West Yorkshire Ecology and LCC Ecology Supported	Officer:	Bounda	ry Amendment	
Natural England:				
<u>Education</u>				
Drainage/Water/Flooding				
Environment Agency Comments:		Environment A	Agency Constraint	s:
Yorkshire Water Comments:		Yorkshire Wate	er Waste Water Tr	eatment Works Comme
LCC Flood Risk Management:				

Site Ref: 125	Site Name:	Former Buslingthorpe Road, Sheepscar	Tannery, Education
Gas:			
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e Assessmen	t	
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 Asses	sment		
Conclusion summary:			
Majority is vacant cleared brownf	ield site suitable in p	rinciple for residential development	
Site Capacity (dwellings units)	: 103	Floorspace sq m (Non re	sidential):
Residential Conclusion:	Retai	l Conclusion:	<b>Employment Conclusion:</b>
Green	Not a	ssessed	Green

## **Site Details**

Northing: 432308 Area sq m: 15062.61 Ward City and Hunslet Easting: 429976 Area Ha: 1.506261 HMCA: Inner Areas

### Site Characteristics

#### Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Office

Neighbouring Use 2: Transport - Transport tracks & ways

Neighbouring Use 3:

Other uses:

Site State: Greenfield

#### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape: Road Frontage

Distance to Rail Station (metres): 927.45 Distance to bus stop (metres) 216.80

Nearest Railway Station Leeds City Bus Stop ID 4404

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:YesStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:YesConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
99-20/216/93/RM	Laying out of access and landscaping to office development	12/11/1993	21/10/1993	Α	13.67
20/514/01/FU	Two 4 storey office blocks	26/09/2001	25/03/2003	W	82.25
H20/104/89/99	Outline application to layout access and erect 5 storeyoffic e block, with 404 basement car parking spaces and 213 car pa	10/03/1989	30/06/1989	W	94.57
99-20/187/93/OT	Outline application to erect 4 two storey office blocks	29/09/1993	21/10/1993	Α	58.75

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

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

East Leeds

**Utilities** 

HLAA C	conclusion	S					
Availability:	Unknown	Suitability:	No		Achievability:	Unknown	
ummary	of Infrastr	ucture provide	r comme	ents and of	ther plann	ing requi	rements
Leeds City	Council High	ways inc Metro					
Accessibilit	y comment						Rank (1-5)
Good acces	sibility						5
Access Co	mments					ı	Rank (1-5)
Access mus	st be from existin	g Apex View					4
Local netw	ork comment					"	Rank (1-5)
local conge	stion issues but	city centre site					4
							7
Mitigation i	measure						Total score
							13
Support?		Need to combi	ne with oth	er sites:	Suitabilit	y for partial d	evelopment:
yes							
Highways	<u>Agency</u>						
Potential for Aire Valley	cumulative impa cluster.	ct in combination with	n other sites.	If site still incl	uded at next si	ft assess as p	art of city centre
Network R	ail :						
Biodiversi	t <u>y</u>						
West Yorks	hire Ecology an	d LCC Ecology Offic	cer:	Boundary	/ Amendment		
Supported							
Natural Eng	land:						
Education							
Drainage/V	Vater/Flooding	<u> </u>					
	t Agency Comr	<del>_</del> '	E	nvironment Aç	gency Constra	ints:	
Yorkshire W	later Comments	 S:	Y	orkshire Wate	r Waste Wate	· Treatment V	Vorks Comme
. 00 Fl II	Risk Manageme	nt.					

Gas:				
Electric:				
Telecom:				
Fire and Rescue Services:				
Duilt Haritana				
Built Heritage Leeds City Council:				
West Yorkshire Archaeology	Service:			
English Heritage:	OCI VICE.			
English Heritage.				
Gypsy _Traveller Site	Assessmen	t		
Could site be effectively	Yes	No	Maybe	
managed	(Text)			
Would gypsies and	Yes	No	Maybe	_
travellers live on the	(Text)		, wayso	1
site?				
Dunyimite to be seed	Vaa	- Nie		_
Proximity to housed gypsies and travellers	Yes (Text)	No		-
371				
Experience of previous	Yes	No	Unknown	
encampments	(Text)			
				_
<b>Conclusion of Asses</b>	sment			Ī
Conclusion summary:				۲
Located immediately adjacent to	major vehicle infrastr	ucture (the road network) which	ch would create negative amenity	_
issues for a residential use i.e. no	oise and pollution. Hi	story of office and employmer	t permissions on this site.	
Site Capacity (dwellings units):	: 176	Floorspace sq m (No	n residential):	C
Residential Conclusion:		l Conclusion:	Employment Conclusion:	
Red Residential Conclusion:	Retail	Conclusion.	Green	
	NGU		310011	

Site Name: M621 Interchange Site

Site Ref: 184

Site Ref: 201 Site Name: Armley Road

### **Site Details**

Northing: 433276 Area sq m: 8171.88 Ward City and Hunslet Easting: 428663 Area Ha: 0.817188 HMCA: Inner Areas

### **Site Characteristics**

#### Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Transport - Transport tracks & ways
Neighbouring Use 2: Industry and business - Storage

Neighbouring Use 3: Industry and business - Manufacturing & Wholesale

Other uses:

Site State: Brownfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape: Road Frontage 

☑

Distance to Rail Station (metres): 1032.93 Distance to bus stop (metres) 70.59

Nearest Railway Station Leeds City Bus Stop ID 11060

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H20/517/84/	7, 2m high flagpoles, to car s howroom and garage.	27/11/1984	11/02/1985	R	31.72
H20/37/85/	One externally illuminated fen ce sign, size 12m x 2m, heigh t above ground 2m (underside), to car sales compound.	05/02/1985	25/03/1985	R	36.53
H20/94/84/	Use of railway sidings as car storage compound.	23/02/1984	16/04/1984	Α	38.28
H20/48/91/	Change of use of cleaning serv ices business, to car predeliv ery inspection and valeting us e.	14/02/1991	20/08/1991	Α	13.73
H20/295/84/	Alterations and extension, to form workshops and clean ing bay, and replace external cladding to wellington	11/07/1984	22/10/1984	А	73.07
H20/323/91/	2 internally illuminated fasci a signs, 3 internally illum inated free standing signs, 2 internally illuminate	29/07/1991	28/02/1992	А	32.22
20/112/03/FU	420 flats in part 6 7 8 11 17 21 24 and 26 storey block with ground floor retail unit and car park and 5 storey car park	14/03/2003	26/04/2004	WR	99.44
H20/82/90/	Alterations and extension, to form enlarged showroom, and I aying out of landscaping to ca r park at commercialgarage.	16/02/1990	03/05/1990	Α	74.78
H24/61/83/	One internally illuminated fas cia box sign, size 15.5m x 1m, height above ground 2.5m (und erside), one internally	21/02/1983	14/03/1983	Α	31.57
H20/239/89/	Alterations and extension to f orm enlarged showroom to comme rcial garage.	22/05/1989	04/09/1989	А	71.27
H24/92/76/	2 prefabricated office units w ith covered entrance link between, 1 unit comprising off ice and 1 unit comprising	13/02/1976	22/03/1976	Α	31.01
H24/177/81/	Use of vacant site as enlarged car sales area, to car s howroom. (site area 0.1ha).	31/03/1981	01/06/1981	А	10.21
20/31/03/SI	1 internally illuminated & 1 externally illuminated and 6 non illuminated hoardings to vacant site	16/01/2003	13/03/2003	А	80.50

Site Ref: 201 Site Name: Armley Road

#### Green Belt assessment - only completed where site is within Green Belt Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in isolated development? Is the site well connected to built up area (2+ boundaries with existing built up area)? Would development of the site effectively "round off" the settlement pattern?: Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land? Overall sprawl conclusion: Prevent neighbouring towns from merging Would development of the site lead to physical connection of settlements? Do natural/physical features provide a good existing barrier/boundary to contain development? Overall Coalescence Conclusion: Assist in safeguarding countryside from encroachment Is there a strong defensible boundary between the site and the existing urban area? Does the site provide access to the countryside? Does the site include local or national conservation designated areas? Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricultural land? Does the site contain buildings? Are these in agricultural use? Overall countryside Encroachment Conclusion Preserve the setting and special character of historic towns Is the site within or adjacent to a conservation area, listed building or other historical feature? If yes, could development preserve this character?: Overall Character Preservation Conclusion: **Greenbelt Assessment Conclusion:** Conformity with Core Strategy Main Urban Area 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: 0.00 Inner South Leeds: 0.00 Aire Valley: Leeds Bradford Corridor: 0.00 West Leeds Gateway: 100.00

Site Ref: 201 Site Name: Armley Road

East Leeds

Gas:

HLAA Conclusions				
Availability: Unknown	Suitability:	No	Achievability: Un	known
Summary of Infrastruc	ture provide	er comments	and other planning	requirements
Leeds City Council Highwa	ays inc Metro			
Accessibility comment				Rank (1-5
Meets Core Strategy standards	close to city centr	re		5
Access Comments				Rank (1-5
Adequate frontage but high per	centage commerc	cial vehicles		3
Local network comment				Rank (1-5)
Possible cummulative impact be	ut ok for 48 units			4
Mitigation measure				Total scor
none				12
Support?	Need to comb	ine with other site	es Suitability for	partial development:
yes	no	mic with other sit	yes	partial development.
Highways Agency				
Network Rail : Biodiversity				
West Yorkshire Ecology and L	.CC Ecology Offi	cer:	Boundary Amendment	
Supported				
Natural England:				
<u>Education</u>				
Drainage/Water/Flooding				
Environment Agency Commer	its:	Enviro	nment Agency Constraints	<u> </u>
Yorkshire Water Comments:		Vorkek	ire Water Waste Water Tre	atment Works Comme
TOTALING WATER COMMISSION.		IOINSI	Traisi Trasic Traisi IIE	aunoni Works Comille
LCC Flood Risk Management:				
<u>Utilities</u>				

Electric:					
Telecom:					
Fire and Rescue Services:					
Built Heritage Leeds City Council: West Yorkshire Archaeology	Service:				
English Heritage:					
Gypsy _Traveller Site	e Assessm	ent			
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)		140		Olikilowii
Conclusion of Asses	sment				
O-maluai-manus-ma					
Conclusion summary:  The site is within an existing emp	Normant area. N	at aanaidarad a a	iitabla l	agation for regider	atial
The site is within an existing emp	noyment area. No	ot considered a st	illable i	ocalion for resider	ıtıdı.
0, 0, 1, 1,				<b>A</b> 1	
Site Capacity (dwellings units)	: 4	8 Floors	space	sq m (Non reside	ntial):
Residential Conclusion:		etail Conclusion:	:		<b>Employment Conclusion:</b>
Red	R	ed			Green

Site Name: Armley Road

Site Ref: 201

Site Ref: 210 Site Name: Hill Top Works, Buslingthorpe Lane

### **Site Details**

Northing: 435437 Area sq m: 14728.10 Ward Chapel Allerton Easting: 430297 Area Ha: 1.47281 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Vacant & Derelict - Vacant building

Existing Use 2: Other

Existing Use 3: Industry and business - Storage

Neighbouring Use 1 Neighbouring Use 2: Neighbouring Use 3:

Other uses: Car repair workshop

Site State: brownfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):2325.40Distance to bus stop (metres)190.53Nearest Railway StationLeeds CityBus Stop ID4886

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasYesAncient Monument/Battlefield(%):23.61Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H26/346/82/	Use of land for industrial pur pose and erection of detac hed single storey ancillary st orage office building,	09/09/1982	01/11/1982	А	43.10
H34/152/86/	Change of use of engineering w orks to vehicle repair and t esting garage with 10 car park ing spaces.	07/05/1986	04/08/1986	Α	35.05
H26/850/75/	Outline application to erect 8 warehouse units, in two t erraces of four, to vacant sit e. (site area 0.55ha (1.	08/10/1975	01/12/1975	R	40.79
H26/469/78/	Single storey workshop with 2 storey ancillary offices, toile ts, store and hall, to vacant site.	11/05/1978	07/08/1978	R	29.37
PREAPP/08/00382	Residential redevelopment	01/01/2008		PRECAG	84.42
H34/362/90/	Outline application to layout access and erect two offic e units to existing mill site. (site area	30/10/1990	19/02/1991	Α	91.72

Site Ref: 210 Site Name: Hill Top Works, Buslingthorpe Lane

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

Check the unrestricted s	prawl of large built up areas	
Would development lead t	o/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 feature area and undeveloped lan	es provide a good existing barrier between existing urban d?	
Overall sprawl conclusion:		
Prevent neighbouring to	wns from merging	
Would development of the	e site lead to physical connection of settlements?	
Do natural/physical feature development?	es provide a good existing barrier/boundary to contain	
Overall Coalescence Con	clusion:	
Assist in safeguarding c	ountryside from encroachment	
Is there a strong defensible	e boundary between the site and the existing urban area?	
Does the site provide acce		
Does the site include loca	l or national conservation designated areas?	
Does the site include area significant unprotected tre	is of woodlands, trees, hedgerows that are protected, or e/hedge cover?	
Does the site include grad	le 1, 2, or 3a agricultural land?	
Does the site contain build	dings? Are these in agricultural use?	
Overall countryside Encro	achment Conclusion	
Preserve the setting and	special character of historic towns	
_	ent to a conservation area, listed building or other historical	
If yes, could development	preserve this character?:	
Overall Character Preserv	ration Conclusion:	
One and all Assessment 6	Norsh at an	
Greenbelt Assessment C	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 A	<u>vrea:</u>	
Inner South Leeds:	0.00 Aire Valley:	0.00
Leeds Bradford Corrido	or: 0.00 West Leeds Gatewa	o.00

Site Ref: 210 Site Name: Hill Top Works, Buslingthorpe Lane

East Leeds

<b>HLAA Conclusions</b>				
Availability: Medium term (6-1	0 y Suitability:	Yes	Achievability: Long te	rm (11+ years)
ummary of Infrastruc	ture provider	comments and	l other planning req	uirements
Leeds City Council Highw	ays inc Metro			
Accessibility comment 4buses per hour, 100% primary	100% health 1009	% secondary		Rank (1-5)
rouses per flour, 100 % primary	, 100 % nearth, 100	70 Secondary		5
Access Comments				Rank (1-5
Access possible from Buslingth	norpe Lane			5
Local network comment				Rank (1-5
Could be cumulative issues on Winnow Lane is not suitable at footway and possible road wide	present and would			4
Mitigation measure				Total scor
				14
Support?	Need to combin	ne with other sites:	Suitability for parti	al development:
yes	no		n/a	
lighways Agency				
Potential for cumulative impact tentre/Aire Valley cluster.	in combination with	other sites. If site still	included at next sift assess a	as part of city
Network Rail :				
Biodiversity				
West Yorkshire Ecology and I			dary Amendment	
Supported - but White-clawed C	crayfish record in ad	ljacent beck		
Natural England:				
<u>Education</u>				
<u>Drainage/Water/Flooding</u> Environment Agency Comme	nte:	Environmer	nt Agency Constraints:	
LINITORINE III AGENCY COMME			it Agency Constraints.	
Orkshire Water Comments:		Yorkshire W	/ater Waste Water Treatme	nt Works Comme
.CC Flood Risk Management:	:			

<u>Utilities</u>

Site Ref: 210	Site Name: Hill Top	Works, Buslingth	orpe Lane
Gas:			
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Owner Translan Cita	A		
Gypsy _Traveller Site	Assessment		
Could site be effectively	Yes (Text)	No	Maybe
managed	(Text)		
Would gypsies and	Yes	No	Maybe
travellers live on the site?	(Text)		
Proximity to housed gypsies and travellers	Yes (Text)	No	
gypsies and travellers	(Text)		
Experience of previous encampments	Yes (Text)	No	Unknown
encampments	(TOXI)		
Conclusion of Asses	oment		
Conclusion of Asses	Silient		
Conclusion summary:			
Brownfield site within urban area.	Suitable for housing or employn	nent in principle.	
Site Capacity (dwellings units):		rspace sq m (Non reside	•
Residential Conclusion:	Retail Conclusion	n:	Employment Conclusion:
Green	Not assessed		Green

### **Site Details**

Northing: 435844 Area sq m: 4641.31 Ward Chapel Allerton Easting: 429777 Area Ha: 0.464131 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale

Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
26/232/94/FU	Single storey warehouse	04/07/1994	26/08/1994	Α	12.15
H34/9/88/	Outline application to lay out access and erect busin ess and warehouse unit to indu strial site. (site area	11/01/1988	13/07/1988	W	42.87
H34/543/89/	Laying out access to works.	15/11/1989	25/07/1990	Α	92.33

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

East Leeds

SHLAA Conclusions		
Availability: Medium term (6-10 y Suitability: LDF	to determine Achievability: Medium te	rm (6-10 years)
Summary of Infrastructure provider co	omments and other planning requi	rements
Leeds City Council Highways inc Metro		
Accessibility comment		Rank (1-5)
Good Accessibility all round		5
Access Comments	'	Rank (1-5)
Poor access onto Meanwood Road, but site could acce	ess onto Cliffdale Road which is acceptable.	5
Local network comment		Rank (1-5)
possible cumulative impacts into town		4
Mitigation measure		Total score
Stop vehicular access onto Meanwood Road, access f for congestion	from Clifford Road, possible cumulative fund	14
Support? Need to combine w	vith other sites: Suitability for partial	development:
Yes		
Highways Agency Potential for cumulative impact in combination with othe centre/Aire Valley cluster.  Network Rail:	er sites. If site still included at next sift assess as	part of city
<u>Biodiversity</u>		
West Yorkshire Ecology and LCC Ecology Officer:	<b>Boundary Amendment</b>	
Supported with mitigation to protect and enhance the be wildlife corridor - minimum 10 metres from the beck. Ba clawed Crayfish, Water Voles and Otters to consider.		
Natural England:		
<u>Education</u>		
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>

Site Ref:	211	Site Name:	R/O 338-37	4 Meanwood R	load
Gas:					
Electric:					
Telecom:					
Fire and Res	cue Services:				
Built Herita	<u>ige</u>				
Leeds City C	ouncil:				
West Yorksh	ire Archaeology	Service:			
English Heri	tage:				
Gypsy _Tr	aveller Site	e Assessmen	t		
Could site k	oe effectively	Yes	No	)	Maybe
managed		(Text)			
Would gyps	sies and	Yes	No	)	Maybe
travellers liv		(Text)			<u> </u>
site?					
Proximity to	housed	Yes		No	
gypsies and		(Text)		140	
Experience encampmer	of previous	Yes (Text)	No	)	Unknown
encampine	11.5	(10/1)			
Conclusio	n of Asses	sment			
Conclusion su	mmary:				
Currently in emp	ployment use, but	suitable for housing	in principle.		
Site Capacity (	dwellings units):	50	Floorspa	ce sq m (Non reside	ntial):
Residential Co			Conclusion:		Employment Conclusion:
Amber		Rotal			Green

### **Site Details**

Northing: 433905 Area sq m: 1374.52 Ward City and Hunslet Easting: 428929 Area Ha: 0.137452 HMCA: Inner Areas

### Site Characteristics

#### Land Use

Existing Use 1: Office

Existing Use 2: Existing Use 3: Neighbouring Use 1 Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1045.14Distance to bus stop (metres)48.59Nearest Railway StationLeeds CityBus Stop ID6306

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:100.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
20/478/01/SI	2 externally illuminated hoardings	10/09/2001	30/10/2001	R	99.77
H34/68/83/	Change of use of warehouse, wo rkshop and offices, to print ing shop, joinery workshop, and offices.	20/05/1983	18/07/1983	А	98.00
H34/209/87/	Laying out of access and 7 car parking spaces, to offic es.	16/06/1987	13/07/1987	Α	23.21
20/546/96/SI	2 illuminated free standing hoarding signs	17/10/1996	06/12/1996	R	22.82
20/419/05/FU	Multi level development up to 14 storeys comprising 55 cluster flats with 304 bedrooms and gymnasium	01/09/2005	01/12/2005	W	98.00

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

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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

Leeds Bradford Corridor:

East Leeds

Gas:

HLAA Conclusions		
Availability: Short term (0-5yrs) Suitability: Yes	Achievabil	lity: Short term (0-5yrs)
Summary of Infrastructure provider co	mments and other pla	nning requirements
Leeds City Council Highways inc Metro		
Accessibility comment		Rank (1-
Good Accessibility all round		5
Access Comments		Rank (1-
Good access onto the adotped highway can be achieve	ed	4
Local network comment		Rank (1-
likely cumulative impacts into town		4
Mitigation measure		Total sco
Reduce parking provision, block access pass adjacent create flats	to building and concvert to cycle,	/ped link, 13
Support? Need to combine w	th other sites: Suital	bility for partial development:
Yes		
Highways Agency		
n/a <b>Network Rail :</b>		
<u>Biodiversity</u>		
West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendm	ent
Supported		
Natural England:		
<u>Education</u>		
<u>Drainage/Water/Flooding</u>		
Environment Agency Comments:	Environment Agency Con	straints:
Yorkshire Water Comments:	Yorkshire Water Waste W	ater Treatment Works Comme
LCC Flood Risk Management:		
-		
<u>Utilities</u>		

Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	2 Assessment		
Could site be effectively	Yes	No	Maybe
managed	(Text)		
Would gypsies and	Yes	No	Maybe
travellers live on the site?	(Text)		
Site:			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)	10	
<b>Conclusion of Asses</b>	sment		
Conclusion summary:	Sanda dala Kanasada ada da Islamba		
Site within urban area. Suitable i	n principie for residential develop	oment.	
Site Capacity (dwellings units)	: 48 <b>Flo</b> c	orspace sq m (Non res	idential):
Residential Conclusion:	Retail Conclusio	n:	<b>Employment Conclusion:</b>
Green	Not assessed		Not assessed

Site Name: 46 Burley Street

Site Ref: 226

Site Ref: 229 Site Name: Grahams Site, Kirkstall Road, Burley, Leeds

### **Site Details**

 Northing:
 433737
 Area sq m:
 3863.09
 Ward
 City and Hunslet

 Easting:
 428991
 Area Ha:
 0.386309
 HMCA:
 Inner Areas

### Site Characteristics

#### Land Use

Existing Use 1: Retail - Shops

Existing Use 2: Existing Use 3: Neighbouring Use 1 Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: Brownfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):888.76Distance to bus stop (metres)160.46Nearest Railway StationLeeds CityBus Stop ID12811

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:100.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

No

## Natural Resources and waste DPD (if applicable)

# **Planning History**

Site Ref: 229

Planning App No.	Proposal	Received	Decision	Status	Site %
H34/347/86/	One internally illuminated dou ble sided projecting box sign, size 0.83m x 0.53m height abo ve ground 2.92m (underside	06/11/1986	09/01/1987	А	50.67
H34/160/84/	Outline application to lay out access and erect 3 indus trial and warehouse units, one unit with ancillaryretail sho	11/05/1984	04/06/1984	А	99.14
20/336/94/SI	One internally illuminated double sided freestanding sign	12/08/1994	03/10/1994	R	99.99
12/01491/ADV	1 illuminated sign to casino and restaurant	02/04/2012	14/05/2012	Α	99.90
H34/63/84/	Laying out of access and erect ion of warehouse unit with ancillary retail showroom and sales counter, ancillary	22/02/1984	04/06/1984	А	100.00
H26/153/81/	Outline application to lay out access roads and erect indus trial units, to site of former postal sorting office. (s	13/03/1981	20/05/1981	Α	100.00
20/634/98/FU	2.4m high boundary fence and gates to builders merchant	28/10/1998	14/07/1999	W	99.99
H34/204/83/	Laying out of access and erect ion of retail warehouse unit with 161 car parking spaces an d landscaping, to site of fo	03/10/1983	08/05/1984	W	100.00

Site Ref: 229 Site Name: Grahams Site, Kirkstall Road, Burley, Leeds

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

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

Site Ref: 229 Site Name: Grahams Site, Kirkstall Road, Burley, Leeds

East Leeds

**Utilities** 

HLAA Conclusions			
Availability: Medium term (6-10 y Suitability: I	_DF to determine	Achievability: Medium	term (6-10 years)
summary of Infrastructure provider	comments and o	other planning req	uirements
Leeds City Council Highways inc Metro Accessibility comment			Rank (1-5
Public Transport Core Strategy standards met scho	ols/health, some local se	ervices distant but close	
to city centre			5
Access Comments			Rank (1-5
Current access through shared car park, no adopte	d frontage		3
Local network comment			Rank (1-5
Local congestion/cumulative impact?			3
Mitigation measure			Total scor
Unknown at this stage			11
Support? Need to combine	e with other sites:	Suitability for parti	al development:
yes with mitigation no		yes	
Highways Agency			
Potential for cumulative impact in combination with ocentre/Aire Valley cluster.	other sites. If site still inc	cluded at next sift assess a	as part of city
Network Rail :			
Biodiversity			
West Yorkshire Ecology and LCC Ecology Office	r: Bounda	ry Amendment	
Supported			
Natural England:			
<u>Education</u>			
Drainage/Water/Flooding			
Environment Agency Comments:	Environment A	Agency Constraints:	
Yorkshire Water Comments:	Vorkshire Met	ter Waste Water Treatme	nt Works Commo
TOTASING WALET COMMISSION.	i orkalilie wal	er masie maier medime	in works comme
LCC Flood Risk Management:			

Site Ref: 229	Site Name:	Grahams Site, K	irkstall Road, Burley,	Leeds
Gas:				
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage				
Leeds City Council:				
West Yorkshire Archaeology	Service:			
English Heritage:				
Owner Translan City				
Gypsy _Traveller Site	e Assessmen	τ		
Could site be effectively	Yes (Text)	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 (Text)	No	Unknown	
encampments	(Text)			
Conclusion of Asses	amant			
Conclusion of Asses	Silletti			
Conclusion summary:				
Currently in employment use. Re	esidential area adjace	ent. Suitable in principle fo	or residential or mixed use.	
Site Capacity (dwellings units)	: 100	Floorspace sq m	(Non residential):	380
Residential Conclusion:	Retai	l Conclusion:	Employment Co	onclusion:
Amber	Not a	ssessed	Not assessed	

Site Ref: 232 Site Name: Maxis Restaurant Site, Kirkstall Road, Burley, Leeds

### **Site Details**

Northing: 433780 Area sq m: 3075.81 Ward City and Hunslet Easting: 428958 Area Ha: 0.307581 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Retail - Restaurants and Cafes

Existing Use 2: Existing Use 3: Neighbouring Use 1 Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: Brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):940.74Distance to bus stop (metres)125.60Nearest Railway StationLeeds CityBus Stop ID5725

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:100.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

Site Ref: 232 Site Name: Maxis Restaurant Site, Kirkstall Road, Burley, Leeds

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H34/63/84/	Laying out of access and erect ion of warehouse unit with ancillary retail showroom and sales counter, ancillary	22/02/1984	04/06/1984	Α	99.88
H26/153/81/	Outline application to lay out access roads and erect indus trial units, to site of former postal sorting office. (s	13/03/1981	20/05/1981	Α	100.00
PREAPP/06/00157		23/08/2006		PRECAP	100.00
H34/204/83/	Laying out of access and erect ion of retail warehouse unit with 161 car parking spaces an d landscaping, to site of fo	03/10/1983	08/05/1984	W	99.97
H34/500/88/	Laying out of access and erect ion of detached resta urant, comprising kitchen, sto res, staff room, toilets, I	23/11/1988	04/01/1989	Α	84.04
H34/156/87/	Laying out of access road and erection of detached singl e storey restaurant, comprisin g kitchen, stores, staff room	23/04/1987	22/06/1987	Α	85.01
09/02339/OT	Outline application for part 7 part 9 storey mixed use development (A1, A3, B1 use) and associated parking	29/05/2009	01/09/2009	R	97.02

Site Ref: 232 Site Name: Maxis Restaurant Site, Kirkstall Road, Burley,

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

Check the unrestricted sprawl of large built	t up areas	
Would development lead to/constitute ribbon of	development?	
Would development result in isolated develope	ment?	
Is the site well connected to built up area (2+ b	ooundaries with existing built up area)?	
Would development of the site effectively "rou	nd off" the settlement pattern?:	
Do natural/physical features provide a good exarea and undeveloped land?	xisting barrier between existing urban	
Overall sprawl conclusion:		
Prevent neighbouring towns from merging		
Would development of the site lead to physical	Il connection of settlements?	
Do natural/physical features provide a good edevelopment?	xisting barrier/boundary to contain	
Overall Coalescence Conclusion:		
Assist in safeguarding countryside from er	ncroachment	
Is there a strong defensible boundary between	n the site and the existing urban area?	
Does the site provide access to the countrysic	le?	
Does the site include local or national conserv	ration designated areas?	
Does the site include areas of woodlands, tree significant unprotected tree/hedge cover?	es, hedgerows that are protected, or	
Does the site include grade 1, 2, or 3a agricult	tural land?	
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Conclusion	1	
Preserve the setting and special character	of historic towns	
Is the site within or adjacent to a conservation feature?	area, listed building or other historical	
If yes, could development preserve this characteristics	cter?:	
Overall Character Preservation Conclusion:		
Greenbelt Assessment Conclusion:		
Conformity with Care Strate	017	
Conformity with Core Strate	9y 	
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 Gatev	<i>y</i> ay: 0.00

Site Ref: 232 Site Name: Maxis Restaurant Site, Kirkstall Road, Burley,

East Leeds

**Utilities** 

HLAA Conclusions				
Availability: Long term (11+ year	Suitability: LDF	to determine	Achievability: Long term (	(11+ years)
Summary of Infrastructu	re provider co	mments and o	ther planning requi	rements
Leeds City Council Highway	s inc Metro			
Accessibility comment	undarda mat aabaala/k	analth, anna lanal an	ruissa distant but alasa	Rank (1-5)
Public Transport Core Strategy sta to city centre	nualus met schools/i	ieditii, some local se	TVICES distant but close	5
Access Comments				Rank (1-5)
Suitable access				5
Local network comment			l	Rank (1-5)
Local congestion/cumulative impa	ct?			3
Mitigation measure				Total scor
Unknown at this stage				13
Support?	Need to combine wi	ith other sites:	Suitability for partial of	development:
yes with mitigation	no		yes	
Potential for cumulative impact in c centre/Aire Valley cluster. Network Rail:	ombination with othe	r sites. If site still inc	lluded at next sift assess as p	part of city
Biodiversity	2 Faalam, 0#iaam	Davis dav		
West Yorkshire Ecology and LC0 Supported	S Ecology Officer:	Boundar	ry Amendment	
Natural England:				
<u>Education</u>				
Drainage/Water/Flooding				
Environment Agency Comments	:	Environment A	Agency Constraints:	
Yorkshire Water Comments:		Yorkshire Wate	er Waste Water Treatment \	Norks Comme
Tomorino Trater Comments.		I OI ROINIC WALL	o Hater Heatineth 1	
LCC Flood Risk Management:				

Site Ref: 232	Site Name:	Maxis Restaurant Site, Leeds	Kirkstall Road, Burley,
Gas:			
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e Assessmen	t	
Could site be effectively	Yes	No	Maybe
managed	(Text)		
Would gypsies and	Yes	No	Maybe
travellers live on the site?	(Text)		
Site :			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)	·	
Conclusion of Asses	sment		
Conclusion summary:			
Outline application granted for off and suitable in principle for reside		13/01198/OT). Currently in employ	ment use, but in a mixed use area
Site Capacity (dwellings units):	: 107	Floorspace sq m (Non res	sidential): 8000
Residential Conclusion:	Retai	l Conclusion:	Employment Conclusion:
Amber	Not as	ssessed	Green

Site Ref: 252 Site Name: Merlyn Rees High School, Belle Isle Road

## **Site Details**

 Northing:
 429534
 Area sq m:
 28895.23
 Ward
 Middleton Park

 Easting:
 431390
 Area Ha:
 2.889523
 HMCA:
 Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility

Existing Use 2: Community Services - Education

Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility

Neighbouring Use 3:

Other uses:

Site State: mixed

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):4032.22Distance to bus stop (metres)114.56Nearest Railway StationLeeds CityBus Stop ID6445

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

- 1			

## **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:	42.85		

## Natural Resources and waste DPD (if applicable)

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

# **Planning History**

Site Ref: 252

Planning App No.	Proposal	Received	Decision	Status	Site %
21/235/00/FU	Extension to form multi purpose hall to school extension to car park and alterations to school building	17/11/2000	23/01/2001	Α	99.50
H21/255/81/	Laying out of access road and erection of detached singl e storey community centre comp rising hall, kitchen, s	18/09/1981	05/10/1981	Α	99.41
09/05329/COND	Consent, agreement or approval required by condition 1 of Planning Application 09/02003/LA	08/12/2009	27/01/2010	Α	19.47
21/34/95/FU	Covered walkway and 2 storey rear extension	06/02/1995	24/03/1995	Α	99.96
11/00460/LA	Retrospective application for 13 Floodlighting Columns and CCTV camera to car park	04/02/2011	01/02/2012	Α	18.91
08/03542/LA	Outline application for alterations and two storey extension to existing sports hall to form workshop/studio, alterations to car parking and access to proposed youth hub	11/06/2008	28/07/2008	Α	19.47
H21/210/84/	Laying out of floodlit all wea ther football pitch with 6, 9m high, floodlighting columns, to playing field. (this item	06/11/1984	03/12/1984	Α	99.63
09/02003/LA	Reserved Matters application for alterations and 2 storey extension, to existing sports hall, to form workshops, recording studio, and offices, to form new youth hub and addition of new detached double garage	11/05/2009	10/08/2009	A	19.47

Site Ref: 252 Site Name: Merlyn Rees High School, Belle Isle Road

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

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

Site Ref: 252 Site Name: Merlyn Rees High School, Belle Isle Road

East Leeds

Gas:

HLAA Conclusio	ns							
Availability: Short term (0-	-5yrs)	Suitability:	Yes			Achievability:	Short terr	m (0-5yrs)
Summary of Infrast	ructur	e provide	er comi	ments	and ot	her plann	ing requ	uirements
Leeds City Council Hig	<u>qhways</u>	inc Metro						
Accessibility comment 4buses per hour, 100% prin	mary 50	% hoalth 100	% socond	orv.			1	Rank (1-5
Touses per flour, 100 % pm	mary, 50	76 Health, 100	70 <b>36</b> 00110	ary				4
Access Comments								Rank (1-5
Access possible from Mide	delton Ro	oad						5
							ļ	
Local network comment								Rank (1-5
spare local network capac	ity and su	uitable networ	k					5
Mitigation measure								Total sco
Miligation measure								
								14
Support?	N	leed to comb	ine with	other sit	es:	Suitability	y for partia	I development:
yes	n	0				n/a		
Highways Agency								
n/a								
Network Rail :								
<u>Biodiversity</u>								
West Yorkshire Ecology a	and LCC	<b>Ecology Offi</b>	cer:		Boundary	Amendment		
Supported								
Natural England:								
<u>Education</u>								
<u>Education</u>								
Drainage/Water/Floodi								
Environment Agency Con	nments:			Enviro	nment Ag	ency Constra	iints:	
Yorkshire Water Commer	nts:			Yorks	hire Water	Waste Water	Treatmen	t Works Comme
LCC Flood Risk Managen	nent:							
<u>Utilities</u>								

Site Ref:	252	Site Name:	Merlyn Rees I	High School, B	Belle Isle Road
Electric:					
Telecom:					
Fire and Re	scue Services:				
Built Herit	age				
Leeds City					
_	hire Archaeology	Service:			
English Her	ritage:				
Gypsy <sub>-</sub> T	raveller Site	e Assessmen	t		
	be effectively	Yes	No		Maybe
managed		(Text)			
Would gyp	sies and	Yes	No		Maybe
travellers I site?	ive on the	(Text)			
Site?					
Proximity t	to housed	Yes		No	
	nd travellers	(Text)			
Experience	e of previous	Yes	No		Unknown
encampme		(Text)	1.10		
Conclusion	on of Asses	sment			
Conclusion of	ummoru				
Site within urba		n principle for reside	ntial development. Ha	alf of the site is design	nated as a protected
playing pitch (N	N6) on the existing	UDP. Loss of green	space would need to	be considered throug	th the greenspace review.
Site Capacity	(dwellings units)	: 70	Floorspace s	sq m (Non residentia	al):
Residential C	onclusion:	Retai	l Conclusion:		mployment Conclusion:
Amber			ssessed		ot assessed

## Site Ref: 259 Site Name: Whitebridge Primary School, Cartmell Drive

## **Site Details**

 Northing:
 433455
 Area sq m:
 23716.22
 Ward
 Temple Newsam

 Easting:
 434161
 Area Ha:
 2.371622
 HMCA:
 Inner Areas

#### Site Characteristics

## Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Community Services
Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3: Vacant & Derelict - Vacant building

Other uses:

Site State: brownfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):2343.23Distance to bus stop (metres)156.41Nearest Railway StationCross GatesBus Stop ID8660

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

		111 0 0 11 110 (0)	
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 Plaving 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: 259 Site Name: Whitebridge Primary School, Cartmell Drive

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
21/200/94/FU	Single storey extension and alterations to elevation	08/09/1994	28/10/1994	Α	99.91

Site Ref: 259 Site Name: Whitebridge Primary School, Cartmell Drive

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

Leeds Bradford Corridor:

Site Ref: 259 Site Name: Whitebridge Primary School, Cartmell Drive

East Leeds

**Utilities** 

SHLAA Conclusion	S			
Availability: Short term (0-5	yrs) Suitability:	LDF to determine	Achievability:	Short term (0-5yrs)
Summary of Infrastr	ucture provide	r comments and	other plannir	ng requirements
Leeds City Council High	ways inc Metro			
Accessibility comment	4000/ h lib - 400	200		Rank (1-5)
4buses per hour, 100% prima	ary, 100% nealth, 100	1% secondary		5
Access Comments				Rank (1-5)
Access achievable				5
Local network comment				Rank (1-5)
Potential cumulative impact	with adjacent sites			4
				+
Mitigation measure				Total scor
none identified				14
Support?	Need to combi	ine with other sites:	Suitability	for partial development:
yes	no		n/a	
Highways Agency n/a Network Rail :				
Network Nail .				
<u>Biodiversity</u>				
West Yorkshire Ecology an Supported with mitigation to p corridor of the Wyke Beck Va Crayfish.	protect and enhance t	the wildlife	ary Amendment	
Natural England:				
<u>Education</u>				
1				
Drainage/Water/Flooding	<u> </u>			
Environment Agency Comr	<del>-</del>	Environment	Agency Constrain	nts:
Yorkshire Water Comments	S:	Yorkshire Wa	ater Waste Water	Treatment Works Comme
LCC Flood Risk Manageme	ent:			

Site Ref: 259	Site Name:	Whitebridge P	rimary School,	Cartmell Drive
Gas:				
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage				
Leeds City Council:				
West Yorkshire Archaeology	Service:			
English Heritage:				
Comerce Transcillar City		4		
Gypsy _Traveller Site	<b>Assessmen</b>	τ		
Could site be effectively	Yes (Text)	No		Maybe
managed	(Text)			
Would gypsies and travellers live on the	Yes (Text)	No		Maybe
site?	(Text)			
Proximity to housed gypsies and travellers	Yes (Text)		No	
gypsies and travellers	(Text)			
Experience of previous encampments	Yes (Text)	No		Unknown
encampments	(TOXI)			
Conclusion of Asses	amant			
Conclusion of Asses	Silletti			
Conclusion summary:				
Vacant brownfield site, planning s	statement agreed, de	veloper interest		
Site Capacity (dwellings units)	: 71	Floorspace so	q m (Non residential)	
Residential Conclusion:		l Conclusion:	•	oloyment Conclusion:
Green	Not as	ssessed	Not	assessed

## **Site Details**

 Northing:
 433535
 Area sq m:
 15627.42
 Ward
 Temple Newsam

 Easting:
 433672
 Area Ha:
 1.562742
 HMCA:
 Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Community Services
Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3:

Other uses: Site State:

## Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape: No Tree Cover Road Frontage 

☑

Distance to Rail Station (metres): 2766.22 Distance to bus stop (metres) 126.63

Nearest Railway Station Cross Gates Bus Stop ID 1764

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

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

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H32/350/80/	Detached pre-cast concrete gar age, to school. (this item is also notice under regulatio n 4(1) of the town and countr	28/03/1980	12/05/1980	A	99.66
10/04369/LA	Outline Application to layout access and erect residential development	24/09/2010	23/12/2010	Α	98.18
H32/133/76/	Detached pre-cast concrete gar age, to school premises.	16/02/1976	29/03/1976	Α	36.29

## 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	ı)?
Would development of the site effectively "round off" the settlement pattern?:	
Do natural/physical features provide a good existing barrier between existing urbar 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? $\hfill\Box$ 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 historic feature?	al 🗌
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Greenbelt Assessment Conclusion:	
Conformity with Core Strategy	
Main Urban Area Main Urban Area Extension	Brownfield
Major Settlement Major Settlement Extension	0 (11)
Smaller Settlement Smaller Settlement Extension	Mi l
Villages/Rural Village/Rural Extension	Mixed
Development unrelated to existing development	
Regeneration Priority Area:	
Inner South Leeds: 0.00 Aire Valley:	0.00
Leeds Bradford Corridor: 0.00 West Leeds 0	Rateway: 0.00

East Leeds

Gas:

Availability: Short term (0-5yrs) Suitability:	Yes	Achievability: Short	term (0-5yrs)
summary of Infrastructure provid	er comments and	other planning re	equirements
Leeds City Council Highways inc Metro			
Accessibility comment			Rank (1-5
Good accessibility			5
Access Comments			Rank (1-5
Access from Neville Road			5
Local network comment			Rank (1-5
cumulative issues			4
Mitigation measure			Total sco
			14
Support? Need to com	bine with other sites:	Suitability for pa	artial development:
165			
Haliman Amaran			
<u>lighways Agency</u>			
letwork Rail :			
<u> Biodiversity</u>			
West Yorkshire Ecology and LCC Ecology Of	ficer: Bound	dary Amendment	
Supported			
Natural England:			
Education			
Orainage/Water/Flooding	<b>F</b>	4.4	
Environment Agency Comments:	Environmen	t Agency Constraints:	
Orkshire Water Comments:	Yorkshire W	/ater Waste Water Treatr	nent Works Comme
CC Flood Pick Managements			
.CC Flood Risk Management:			

Site Ref: 260	Site Name:	Neville Road, School	, Former Osmor	ndthorpe Primary
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage Leeds City Council:				
West Yorkshire Archaeology	Service:			
English Heritage:				
Gypsy _Traveller Site	e Assessmen	t		
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 Asses	sment			
Conclusion summary:				
Vacant site, former school. Outli come forwards alongside 2141 b	ne planning permissi ut not essential.	on for affordable hous	sing (Round 6 PFI) gra	nted Dec 2010. Could
Site Capacity (dwellings units)	: 0	Floorspace	sq m (Non residential	):
Residential Conclusion:		I Conclusion:		ployment Conclusion:
Green	Retai	i Conciusion:	Em	pioyment conclusion:

## **Site Details**

Northing: 437036 Area sq m: 26282.50 Ward Chapel Allerton Easting: 429255 Area Ha: 2.62825 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Other

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Recreation & Leisure -Outdoor amenity & open space

Neighbouring Use 3:

Other uses: Demolished school and playing fields

Site State: mixed

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):2300.15Distance to bus stop (metres)120.22Nearest Railway StationBurley ParkBus Stop ID12755

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	7.03	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:	56.94		

## 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 %
H30/224/74/	Prefabricated classroom unit, comprising 2 classrooms 2 sto re rooms, toilets, cloakroom, and cleaners room to school	12/06/1974	15/07/1974	Α	86.66
34/131/96/FU	Part single and part two storey extension and alterations to elevations	05/06/1996	09/08/1996	Α	90.78

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

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

East Leeds

Gas:

HLAA Conclusions			
Availability: Short term (0-5yrs) Suitability:	Yes	Achievability:	Short term (0-5yrs)
Summary of Infrastructure provider	comments and	other planni	ng requirements
Leeds City Council Highways inc Metro			
Accessibility comment			Rank (1-5
4buses per hour, 100% primary, 100% health, 100%	secondary		5
Access Comments			Rank (1-5
site frontage with Beckhill Approach should provide	visibility		5
Local network comment			Rank (1-5
Potential cumulative impact with adjacent sites			4
Mitigation measure			Total scor
wingation measure			Total scol
			14
Support? Need to combine	e with other sites:	Suitability	for partial development:
yes no		n/a	
Highways Agency	_		_
n/a			
Network Rail :			
Biodiversity			
West Yorkshire Ecology and LCC Ecology Office	r: Bounda	ry Amendment	
Supported			
Natural England:			
<u>Education</u>			
Drainage/Water/Flooding			
Environment Agency Comments:	Environment .	Agency Constra	ints:
Yorkshire Water Comments:	Yorkshire Wa	ter Waste Water	Treatment Works Comme
LCC Flood Risk Management:			
<u>Utilities</u>			

Site Ref: 2	262	Site Name:	Miles Hill Prin	mary School,	Beckhill Approach
Electric:					
Telecom:					
Fire and Reso	cue Services:				
Built Heritag	qe				
Leeds City Co					
	re Archaeology	Service:			
English Herita	age:				
Gynsy Tra	aveller Site	e Assessmen	t		
					Marika
Could site be managed	e effectively	Yes (Text)	No		Maybe
Would gypsi	ioo and	Voo	No		Movbo
travellers live		Yes (Text)	INO		Maybe
site?					
Dunasinaitusta	havead	Vaa		NI-	
Proximity to gypsies and		Yes (Text)		No	
071					
					T., .
Experience of encampment		Yes (Text)	No		Unknown
		,			
Conclusion	of Accor	emont			
Conclusion	I UI ASSES	Silielit			
Conclusion sum					
		e agreed the principle ed acceptable in prin		ng pitch land, plann	ing brief being produced, so
Site Capacity (d	wellings units):	79	Floorspace	sq m (Non residen	ntial):
Residential Con	clusion:		l Conclusion:		Employment Conclusion:
Green		Not a	ssessed		Not assessed

## **Site Details**

 Northing:
 436686
 Area sq m:
 4917.86
 Ward
 Chapel Allerton

 Easting:
 429487
 Area Ha:
 0.491786
 HMCA:
 Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & openspace

Neighbouring Use 3:

Other uses:

Site State: mixed

## Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape: No Tree Cover Road Frontage 

☑

Distance to Rail Station (metres): 2189.36 Distance to bus stop (metres) 122.57

Nearest Railway Station Burley Park Bus Stop ID 5463

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	44.22	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?: No Within 100m of Minerals Safeguarding Site?: No

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H30/1180/79/	Change of use, involving alter ations and extensions, of so cial club with first floor, 3 bedroom flat, to public hou	29/10/1979	31/12/1979	А	84.76
H30/472/80/	One externally illuminated fas cia sign, size 5.3m x 0.76m height above ground 3m (under side), one externally	08/05/1980	09/06/1980	Α	96.04
H30/1319/78/	Change of use of licensed club to public house.	08/12/1978	26/03/1979	Α	85.04
H30/35/74/	Illuminated fascia sign to soc ial club premises. size of sign: 4.5m(15'0 ) x 0.6m(2' 6 ) height abo	09/04/1974	10/06/1974	Α	98.58

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

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

East Leeds

Gas:

HLAA Conclusio	ns					
Availability: Medium term	(6-10 y Suitability:	Yes	P	Achievability:	Medium term	(6-10 years)
Summary of Infrast	ructure provide	er commen	ts and oth	ner plann	ing require	ements
Leeds City Council Hig	ghways inc Metro					D1- (4. 5
Accessibility comment					1	Rank (1-5
Good accessibility						5
Access Comments						Rank (1-5
Adequate frontage						5
Local network comment					l	Rank (1-5
Potential cumulative impac	ct with adjacent sites					4
Mitigation measure						Total sco
						14
Support?	Need to com	bine with other	sites:	Suitability	│ y for partial de	velopment:
yes	no			n/a	· ·	
Highways Agency						
n/a						
Network Rail :						
Biodiversity						
West Yorkshire Ecology a	and LCC Ecology Off	icer:	Boundary	Amendment		
Supported						
Natural England:						
Education _						
Drainage/Water/Floodi		<b>F</b>				
Environment Agency Con	nments:	Env	vironment Age	ency Constra	iints:	
Yorkshire Water Commen	nts:	Yor	kshire Water	Waste Water	Treatment W	orks Comme
LCC Flood Risk Managen	nent:					
<u>Jtilities</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				
Built Heritage   Leeds City Council:   West Yorkshire Archaeology Service:   English Heritage:	Electric:			
Built Heritage Leeds City Council: West Yorkshire Archaeology Service: English Heritage:  Gypsy_Traveller Site Assessment  Could site be effectively	Telecom:			
Leeds City Council:  West Yorkshire Archaeology Service: English Heritage:  Gypsy_Traveller Site Assessment  Could site be effectively	Fire and Rescue Services:			
Could site be effectively managed    Text   Text	Leeds City Council: West Yorkshire Archaeology	Service:		
Text   Would gypsies and travellers live on the site?   Yes   No   Maybe	Gypsy _Traveller Site	Assessment		
travellers live on the site?    Proximity to housed gypsies and travellers   Yes   No			No	Maybe
travellers live on the site?    Proximity to housed gypsies and travellers   Yes   No	Would gypsies and	Yes	No	Maybe
gypsies and travellers    Text	travellers live on the	(Text)		
Experience of previous encampments  Yes   No   Unknown  (Text)  Conclusion of Assessment  Conclusion summary:			No	
encampments (Text)  Conclusion of Assessment  Conclusion summary:	gypsies and travellers	(Text)		
Conclusion of Assessment Conclusion summary:			No	Unknown
Conclusion summary:	encampments	(Text)		
Conclusion summary:				
	<b>Conclusion of Asses</b>	sment		
	Conclusion summary:			
		edevelopment will aid the re	egeneration of Beckhill Esta	ate.
Site Capacity (dwellings units):  18 Floorspace sq m (Non residential):	Site Capacity (dwellings units):	18	Floorspace sq m (Non r	esidential):
Residential Conclusion: Retail Conclusion: Employment Conclusion:	Residential Conclusion:	Retail Conc	lusion:	Employment Conclusion:
Green Not assessed Not assessed		Not assesse	d	• •

Site Name: Hill Top Public House, Beckhill Grove

Site Ref: 263

Site Ref: 264 Site Name: 79 Roundhay Road/Barrack Road Area

Offices etc.

## **Site Details**

435059 18300.18 Northing: Area sq m: Ward Chapel Allerton 431188 Easting: Area Ha: 1.830018 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Office

Existing Use 2: Vacant & Derelict - Vacant building

Existing Use 3: Transport - Car Parks

Neighbouring Use 1 Community Services - Medical & Health care services Neighbouring Use 2: Recreation & Leisure -Outdoor amenity & open space

Neighbouring Use 3:

Industry and business - Wholesale distribution

Other uses:

Site State: brownfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape: No Tree Cover Road Frontage **~** Distance to Rail Station (metres): 2392.98 Distance to bus stop (metres) 76.26 Nearest Railway Station Leeds City Bus Stop ID 13594 SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

**Environment Agency Flood Zone:** 1.00 Agricultural Land Class:

0.00 Health and Safety Executive Hazard: Strategic Employment Buffer: No Health and Safety Executive Gas Pipeline: **Conservation Areas** No No 0.00 Ancient Monument/Battlefield(%): Listed Buildings: No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):		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?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 264 Site Name: 79 Roundhay Road/Barrack Road Area Offices etc.

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H32/512/82/	Outline application to erect f amily nursery centre, to vacan t site. (site area 0.28ha) (th is item is also notice und	14/12/1982	04/01/1983	А	15.86
H34/575/89/	Temporary detached prefabricat ed office unit to train ing centre.	27/11/1989	08/01/1990	Α	11.41
H32/19/83/	Laying out of access and erect ion of nursery centre, compr ising, group rooms, community room, quiet rooms, toilets, k	12/01/1983	07/02/1983	A	15.78

Site Ref: 264 Site Name: 79 Roundhay Road/Barrack Road Area Offices etc.

## 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 ar	ea)?
Would development of the site effectively "round off" the settlement pattern?:	
Do natural/physical features provide a good existing barrier between existing urb	an 🗌
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 ar	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, significant unprotected tree/hedge cover?	or
Does the site include grade 1, 2, or 3a agricultural land?	
Does the site contain buildings?	al 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 histo feature?	rical
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Overlain Orlandor (17000) Valient Ostroladion.	
Greenbelt Assessment Conclusion:	
Greenbert 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	0.00
Leeds Bradford Corridor: 0.00 West Leeds	s Gateway: 0.00

Site Ref: 264 Site Name: 79 Roundhay Road/Barrack Road Area Offices etc.

East Leeds

Gas:

HLAA Conclusions	
Availability: Medium term (6-10 y Suitability: Yes	Physical Achievability: Medium term (6-10 years
Summary of Infrastructure provider co	omments and other planning requirements
Leeds City Council Highways inc Metro	
Accessibility comment	Rank (1
4buses per hour, 100% primary, 100% health, 100% se	econdary 5
Access Comments	Rank (1
access achievable	5
Local network comment	Rank (1
Local congestion issues	
	3
Mitigation measure	Total so
none identified	13
Support? Need to combine w	rith other sites: Suitability for partial development:
yes	
Highways Agency	
n/a	
Network Rail :	
<u>Biodiversity</u>	
West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment
Supported	
Natural England:	
<u>Education</u>	
Drainage/Water/Flooding	
Environment Agency Comments:	Environment Agency Constraints:
Yorkshire Water Comments:	Yorkshire Water Waste Water Treatment Works Comm
LCC Flood Pick Management	
LCC Flood Risk Management:	
<u>Utilities</u>	

	(	Offices etc.	
Electric: Telecom: Fire and Rescue Services:			
Built Heritage Leeds City Council: West Yorkshire Archaeology English Heritage:	Service:		
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 Asses	sment		
Conclusion summary:			
Planning statement in progress. \	Whole site soon to be v	racant. Mixed use potential.	
Site Capacity (dwellings units)	: 107	Floorspace sq m (N	on residential):
Residential Conclusion: Green	<b>Retail (</b> Green	Conclusion:	Employment Conclusion: Green

Site Name: 79 Roundhay Road/Barrack Road Area

Site Ref: 264

Site Ref: 278 Site Name: Compton Arms, Compton Road, Burmantofts, Leeds, LS9 7B

## **Site Details**

Northing: 434799 Area sq m: 4461.35 Ward Gipton and Harehills Easting: 432299 Area Ha: 0.446135 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Retail - Shops

Neighbouring Use 2: Industry and business - Manufacturing & Wholesale

Neighbouring Use 3: Community Services

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):3062.69Distance to bus stop (metres)77.43Nearest Railway StationLeeds CityBus Stop ID2954

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary: Harehills Lane

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):		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?: No Within 100m of Minerals Safeguarding Site?: No

Site Name: Compton Arms, Compton Road, Burmantofts, Leeds, LS9 7B

# **Planning History**

Site Ref: 278

_					
Planning App No.	Proposal	Received	Decision	Status	Site %
H32/842/77/	Laying out of 95 car parking s paces, to public house.	29/09/1977	22/10/1979	W	98.68
08/01776/FU	One 3 storey block of three ground floor retail units with 14 flats over and one 4 storey block of 43 flats to former public house	26/03/2008		PCO	100.00
H34/240/87/	Alterations, to form enlarged bar and extensions, to form entrance lobby, toilets and en larged lounge, to public hou	06/07/1987	24/08/1987	А	99.34
34/8/95/FU	Detached double garage to rear of public house	17/01/1995	16/02/1995	Α	53.70
06/00299/FU	One 3 storey block of three retail units with 14 flats over and one 4 storey block of 43 flats to former public house	23/01/2006	19/10/2007	R	100.00
H34/183/89/	Training centre comprising 2, detached prefabricated works hops, and 1, detached prefabri cated office unit, with toile	07/04/1989	22/05/1989	А	46.02
H34/294/84/	One internally illuminated can opy sign, size 1.83m x 0.92m, height above ground 3.05m (u nderside), to public hou	18/09/1984	05/11/1984	А	20.43
34/154/94/FU	Laying out of access to public house	05/08/1994	25/11/1994	Α	21.46
34/234/04/OT	Outline application for health facility childrens centre council service retail offices residential leisure & library	06/08/2004	05/11/2004	А	99.90
34/86/02/FU	Change of use of public house to offices showroom and warehouse with 2.2m high boundary fence	22/03/2002	16/05/2002	А	60.07

Site Ref: 278 Site Name: Compton Arms, Compton Road, Burmantofts, Leeds, LS9 7B

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

Check the unrestricted sprawl of large built up areas	
Would development lead to/constitute ribbon development?	
Would development result in isolated development?	
Is the site well connected to built up area (2+ boundaries with existing built up area)?	
Would development of the site effectively "round off" the settlement pattern?:	
Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?	
Overall sprawl conclusion:	
Prevent neighbouring towns from merging	
Would development of the site lead to physical connection of settlements?	
Do natural/physical features provide a good existing barrier/boundary to contain development?	
Overall Coalescence Conclusion:	
Assist in safeguarding countryside from encroachment	
Is there a strong defensible boundary between the site and the existing urban area?	
Does the site provide access to the countryside?	
Does the site include local or national conservation designated areas?	
Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?	
Does the site include grade 1, 2, or 3a agricultural land?	
Does the site contain buildings?	?
Overall countryside Encroachment Conclusion	
Preserve the setting and special character of historic towns	
Is the site within or adjacent to a conservation area, listed building or other historical feature?	
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Greenbelt Assessment Conclusion:	
Conformity with Core Strategy	
Main Urban Area 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: 0.00 West Leeds Gate	wav: 0.00

Site Ref: 278 Site Name: Compton Arms, Compton Road, Burmantofts, Leeds, LS9 7B

East Leeds

Gas:

HLAA Conclusions			
vailability: Short term (0-5yrs) Suitability: Yes	А	chievability:	Short term (0-5yrs)
ummary of Infrastructure provider co	mments and oth	er plann	ing requirements
_eeds City Council Highways inc Metro			
Accessibility comment			Rank (1-
lbuses per hour, 100% primary, 100% health, 100% se	condary		5
Access Comments			Rank (1-
access achievable			5
Local network comment			Rank (1-
Potential cumulative impact with adjacent sites			4
			<u> </u>
Mitigation measure			Total sco
none identified			14
Support? Need to combine wi	ith other sites:	Suitability	y for partial development:
yes			
lighways Agency			
n/a			
Network Rail :			
<u>Biodiversity</u>			
Vest Yorkshire Ecology and LCC Ecology Officer:	Boundary A	Amendment	
Supported			
latural England:			
Education			
Drainage/Water/Flooding			
Environment Agency Comments:	Environment Age	ncy Constra	ints:
orkshire Water Comments:	Yorkshire Water	Waste Water	Treatment Works Comme
.CC Flood Risk Management:			

Site Ref: 278	Site Name:	Leeds, LS9 7B	npton Road, Burmantotts,
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	Assessmen	t	
Could site be effectively	Yes	No	Maybe
managed	(Text)		
Would gypsies and	Yes	No	Maybe
travellers live on the site?	(Text)		
Site:			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)		
Conclusion of Asses	sment		
Conclusion summary:			
	il, offices, community	uses and residential in principle	use area and frontage of site is within e. Application from 2008 for retail and
Site Capacity (dwellings units)	: 100	Floorspace sq m (Nor	n residential):
Residential Conclusion:	Retai	il Conclusion:	<b>Employment Conclusion:</b>
Green	Green	n	Green

#### **Site Details**

Northing: 434085 Area sq m: 4098.41 Ward ntofts and Richmond Hill Easting: 431136 Area Ha: 0.409841 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Transport - Vehicle Storage

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Industry and business - Manufacturing & Wholesale

Neighbouring Use 3: Office

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1697.59Distance to bus stop (metres)97.95Nearest Railway StationLeeds CityBus Stop ID2524

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

I		

# **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:	0.04	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?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
Site		Site Type	
London Works Macauley Street		Vehicle Dismantling and Scrap Metal	

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
06/06932/FU	Variation of condition No. 2 of permission No. 34/18/05/MIN (Extension of time for vehicle dismantlers)	21/11/2006	18/05/2007	А	99.93
H34/273/85/	Laying out of car park to vaca nt site and alterations to ex isting wall.	12/09/1985	14/10/1985	Α	15.10
12/01845/FU	Retrospective application for change of use of vehicle repair unit to vehicle dismantling with parking	24/04/2012	21/06/2012	Α	34.75
12/00635/FU	Variation of condition No. 2 of planning approval 34/18/05/MIN (Extension of time for vehicle dismantlers)	01/02/2012		APPRET	38.22
34/18/05/MIN	Change of use from vehicle repair unit to vehicle dismantling with parking	18/01/2005	09/06/2005	Α	38.22
08/06389/FU	Variation of condition No. 2 of permission ref:34/18/05/MIN and 06/06932/FU (Extension of time for vehicle dismantlers)	18/11/2008	02/01/2009	А	38.22
08/01458/OT	Outline application to demolish garage and gymnasium and erect multi level development up to 12 storey's, comprising 163 apartments and 6 live/work units with associated parking	12/03/2008	14/11/2008	W	100.00

# 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 d	evelopment?	
Would development result in isolated development	nent?	
Is the site well connected to built up area (2+ b	oundaries with existing built up area)?	
Would development of the site effectively "rour	nd off" the settlement pattern?:	
Do natural/physical features provide a good ex area and undeveloped land?	isting barrier between existing urban	
Overall sprawl conclusion:		
Prevent neighbouring towns from merging		
Would development of the site lead to physica	connection of settlements?	
Do natural/physical features provide a good ex development?	isting barrier/boundary to contain	
Overall Coalescence Conclusion:		
Assist in safeguarding countryside from en	croachment	
Is there a strong defensible boundary between	the site and the existing urban area?	
Does the site provide access to the countrysid	e?	
Does the site include local or national conserva	ation designated areas?	
Does the site include areas of woodlands, tree significant unprotected tree/hedge cover?	s, hedgerows that are protected, or	
Does the site include grade 1, 2, or 3a agricult	ural land?	
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Conclusion		
Preserve the setting and special character of	of historic towns	
Is the site within or adjacent to a conservation feature?	area, listed building or other historical	
If yes, could development preserve this characteristics	ter?:	
Overall Character Preservation Conclusion:		
Greenbelt Assessment Conclusion:		
Conformity with Core Strateg	у	
Main Urban Area	Main Urban Area Extension	=
Major Settlement	Maior Colling and Friday in	Brownfield
Smaller Settlement	, , , , , , , , , , , , , , , , , , , ,	Greenfield
\(\frac{1}{2}\)		Mixed
-		
Regeneration Priority Area:	ated to existing development	
Inner South Leeds:	0.00 Aire Valley:	0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	
		-

East Leeds

Gas:

Availability: Medium term	(6-10 y	Suitability:	Yes		Achievability	: Medium terr	n (6-10 years)
Summary of Infrast	tructure	provide	er comme	ents and o	ther plani	ning requir	ements
Leeds City Council Hi	ghways i	nc Metro					
Accessibility comment							Rank (1-5
4buses per hour, 100% pri	mary, 100 <sup>4</sup>	% health, 100	0% secondar	ry			5
Access Comments						Į.	Rank (1-5
access achievable							5
							5
Local network comment						ı ı	Rank (1-5
Potential cumulative impa	ct with adja	acent sites					
							4
Mitigation measure							Total scor
none identified							14
							1-
Support?	Ne	ed to comb	ine with oth	er sites:	Suitabili	ity for partial d	evelopment:
yes	no	ı			n/a		
Highways Agency							
n/a							
Network Rail :							
<u> Biodiversity</u>							
West Yorkshire Ecology	and LCC E	Ecology Offi	cer:	Bounda	ry Amendmen	nt	
Supported							
Natural England:							
Education							
<u>Ludcation</u>							
Drainage/Water/Floodi	ing						
Environment Agency Cor	nments:		E	invironment A	Agency Const	raints:	
Yorkshire Water Comme	nts:		Y	orkshire Wat	er Waste Wate	er Treatment W	orks Comme
CC Flood Risk Managen	nont:						

	Yard, Macau	lay Street, Burmantofts,
Electric:		
Telecom:		
Fire and Rescue Services:		
Built Heritage		
Leeds City Council:		
West Yorkshire Archaeology	Service:	
English Heritage:		
Cympy Trougllor City	Accoment	
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)	
<b>Conclusion of Asses</b>	sment	
Conclusion summary:		
Brownfield site suitable for reside	ential development in principle.	
Site Capacity (dwellings units)	: 24 Floorspace	e sq m (Non residential):
Residential Conclusion:	Retail Conclusion:	Employment Conclusion:
Green	Not assessed	Not assessed

Site Name: Former Garage Site, Vehicle Dismantling

Site Ref: 285

#### **Site Details**

Northing: 435232 Area sq m: 6382.59 Ward e Park and Woodhouse Easting: 429966 Area Ha: 0.638259 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Community Services - Medical & Health care services

Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):2058.70Distance to bus stop (metres)120.22Nearest Railway StationLeeds CityBus Stop ID14272

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

# **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	80.17	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?: No Within 100m of Minerals Safeguarding Site?: No

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
06/05265/OT	Outline application to erect student accommodation in 4 blocks upto 8 storey high	30/08/2006		APPRET	100.00

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

East Leeds

Gas:

HLAA Conclusions		
Availability: Medium term (6-10 y Suitability:	Yes Achieval	bility: Medium term (6-10 years)
Summary of Infrastructure provider	comments and other pl	anning requirements
Leeds City Council Highways inc Metro		
Accessibility comment		Rank (1-5
Good Accessibility all round		5
Access Comments		Rank (1-5
Good frontage to Cambridge Road		5
Local network comment		Rank (1-5)
possible cumulative impacts into town		4
Mitigation measure		Total scor
Parking restrictions on access, possible cumulative	congestion fund	14
Support? Need to combin	e with other sites: Suit	ability for partial development:
Yes		
Highways Agency		
n/a		
Network Rail :		
<u>Biodiversity</u>		
West Yorkshire Ecology and LCC Ecology Office	er: Boundary Amend	ment
Supported		
Natural England:		
Education		
<u>Drainage/Water/Flooding</u>		
Environment Agency Comments:	Environment Agency Co	onstraints:
Yorkshire Water Comments:	Yorkshire Water Waste	Water Treatment Works Comme
LCC Flood Risk Management:		
-		
<u>Utilities</u>		

Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	Assessment	t	
Could site be effectively	Yes	No	Maybe
managed	(Text)		
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)	1 1 1 2	, may be
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)	INU	
Experience of previous encampments	Yes (Text)	No	Unknown
encampments	(TOXI)		
Conclusion of Asses	sment		
Conclusion summary:			
	cent industry. Mature		in with a wider greenspace area. Pari e. Loss of greenspace would need to
Site Capacity (dwellings units):	: 37	Floorspace sq m (Nor	n residential):
Residential Conclusion:	Retail	Conclusion:	<b>Employment Conclusion:</b>
Red	Not as	ssessed	Not assessed

Site Name: Land South Of Blenheim Middle School

Site Ref: 370

#### **Site Details**

Northing: 432008 Area sq m: 7265.85 Ward Beeston and Holbeck Easting: 429086 Area Ha: 0.726585 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:YesConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

ı				

# **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?: No Within 100m of Minerals Safeguarding Site?: No

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
09/05132/DEM	Determination application for demolition of back to back houses	25/11/2009	15/12/2009	ANR	99.80

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

#### Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in isolated development? Is the site well connected to built up area (2+ boundaries with existing built up area)? Would development of the site effectively "round off" the settlement pattern?: Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land? Overall sprawl conclusion: Prevent neighbouring towns from merging Would development of the site lead to physical connection of settlements? Do natural/physical features provide a good existing barrier/boundary to contain development? Overall Coalescence Conclusion: Assist in safeguarding countryside from encroachment Is there a strong defensible boundary between the site and the existing urban area? Does the site provide access to the countryside? Does the site include local or national conservation designated areas? Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricultural land? Does the site contain buildings? Are these in agricultural use? Overall countryside Encroachment Conclusion Preserve the setting and special character of historic towns Is the site within or adjacent to a conservation area, listed building or other historical feature? If yes, could development preserve this character?: Overall Character Preservation Conclusion: **Greenbelt Assessment Conclusion:** Conformity with Core Strategy Main Urban Area 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: 0.00 Inner South Leeds: 100.00 Aire Valley: Leeds Bradford Corridor: 0.00 West Leeds Gateway: 0.00

East Leeds

Gas:

Availability: Short term (0-5yrs) Suitability: Y	'es	Achievability: Short term (0-5yrs)
ummary of Infrastructure provider of	comments and ot	her planning requirements
Leeds City Council Highways inc Metro		
Accessibility comment		Rank (1-
lbuses per hour, 100% primary, 100% health, 0% se	condary	4
Access Comments		Rank (1-
access achievable		5
Local network comment		Rank (1-
spare local network capacity and suitable network		
Midweller		T-1-1
Mitigation measure		Total sc
		9
Support? Need to combine	with other sites:	Suitability for partial development:
yes		
Highways Agency		
n∕a Network Rail :		
ion on tan i		
<u> Biodiversity</u>		
Nest Yorkshire Ecology and LCC Ecology Officer	: Boundary	Amendment
Supported		
Natural England:		
Education		
Orainage/Water/Flooding		•
Environment Agency Comments:	Environment Ag	gency Constraints:
orkshire Water Comments:	Yorkshire Water	r Waste Water Treatment Works Comme
CC Flood Risk Management:		
<u>Jtilities</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 gypsies and travellers	Yes (Text)	No	
gypsies and travellers	(TOXI)		
Experience of previous encampments	Yes (Text)	No	Unknown
опосит <b>р</b> топто			
Conclusion of Asses	sment		
Conclusion summary:  Brown field site in urban area. Si	uitable for housing in principl	le. Planning application	for 23 houses and one block of 18
flats (13/00760/FU) submitted by			
Site Capacity (dwellings units):	: 40	Floorspace sq m (No	n residential):
Residential Conclusion:	Retail Concl		<b>Employment Conclusion:</b>
Green	Not assessed	t	Not assessed

Site Name: Runswick Place, LS11

Site Ref: 379

#### **Site Details**

Northing: 435266 Area sq m: 22476.24 Ward Gipton and Harehills Easting: 433429 Area Ha: 2.247624 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Residential - Dwellings

Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Retail - Shops

Neighbouring Use 3: Community Services - Places of worhsip

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):2970.58Distance to bus stop (metres)136.66Nearest Railway StationCross GatesBus Stop ID799

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

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

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
34/243/02/DN	Determination to demolish 44 flats	05/09/2002	27/09/2002	PAG	21.70
07/01008/FU	111 dwelling houses and associated access works	14/02/2007	27/03/2008	Α	90.26

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

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

East Leeds

Gas:

HLAA Conclusions			
Availability: Short term (0-5yrs) Suitability:	Yes	Achievability: Short ter	rm (0-5yrs)
Summary of Infrastructure provid	er comments an	nd other planning req	uirements
Leeds City Council Highways inc Metro			
Accessibility comment			Rank (1-5
4buses per hour 100% employment, primary and	thealth + access to bus	ses for secondary	5
Access Comments			Rank (1-5
Land split over different site. Various access po	ints available for the site	es.	5
Local network comment			Rank (1-5
No known issues with capacity			5
Mitigation measure			Total sco
			15
Support? Need to com	bine with other sites:	Suitability for partic	al development:
Yes			
Highways Agency			
n/a <u>Network Rail :</u>			
Biodiversity			
West Yorkshire Ecology and LCC Ecology Of	ficer: Bou	indary Amendment	
Supported			
Natural England:			
<u>Education</u>			
Drainage/Water/Flooding			
Environment Agency Comments:	Environme	ent Agency Constraints:	
Yorkshire Water Comments:	Yorkshire	Water Waste Water Treatme	nt Works Comme
LCC Flood Risk Management:			
<u>Jtilities</u>			

Electric:					
Telecom:					
Fire and Rescue Services:					
Built Heritage Leeds City Council: West Yorkshire Archaeology English Heritage:	Service:				
Gypsy _Traveller Site	Assessm	ent			
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)				
<b>Conclusion of Asses</b>	sment				
Conclusion summary:					
Previous planning approval expir	ed 07/01008/FU,	site suitable in pri	inciple f	for residential deve	elopment.
Site Capacity (dwellings units):	6	3 Floor	space	sq m (Non reside	ntial):
Residential Conclusion:	R	etail Conclusion	:		Employment Conclusion:
Green	Ne	ot assessed			Not assessed

Site Name: Oak Tree Mount, Gipton, LS9

Site Ref: 814

#### Site Ref: 816 Site Name: South Parkway/York Road Depot LS14

#### **Site Details**

Northing: 435699 Area sq m: 9304.16 Killingbeck and Seacroft Ward 435801 Easting: Area Ha: 0.930416 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Recreation & Leisure - Outdoor amenity & open space

Existing Use 3: Vacant & Derelict - Vacant building

Neighbouring Use 1 Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape: Significant Tree Cover Road Frontage Distance to Rail Station (metres): 1341.88 Distance to bus stop (metres) 44.35 Nearest Railway Station Cross Gates Bus Stop ID 14267 SFRA Flood Zone: 0.00

**Environment Agency Flood Zone:** 0.00 Agricultural Land Class:

0.00 Health and Safety Executive Hazard: Strategic Employment Buffer: No Health and Safety Executive Gas Pipeline: **Conservation Areas** No No 0.00 Ancient Monument/Battlefield(%): Listed Buildings: No

Within 300m of retail centre boundary:

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

# **Planning History**

Site Ref: 816

Planning App No.	Proposal	Received	Decision	Status	Site %
32/285/94/FU	Access, car park & site layout to council depot & re-roofing & re-furbishment of storage buildings to form workshops	22/12/1994	13/02/1995	W	81.52
H32/852/74/	Outline application to demolis h existing depot buildingrenov ate existing cottage and erect new public works depot, com	06/12/1974	28/04/1975	Α	79.62
07/01010/FU	39 new dwelling houses and associated access works and change of use of depot building to 1 dwelling house	14/02/2007	27/03/2008	Α	99.92
H32/743/75/	Amendment to previous outline application involving addit ion of second storey to buildi ng, comprising offices, t	18/08/1975	06/10/1975	А	85.62
H32/102/76/	Demolition of existing depot b uildings, laying out of acces s road, and formation of publi c works depot, including	02/02/1976	08/03/1976	Α	79.93
H32/229/84/	Addition of 1.5m high radio ma st and aerial to works hop, offices and depot. (this item	20/09/1984	05/11/1984	Α	39.78
32/213/98/FU	Change of use of depot and siting of 4 prefabricated office units to form temporary ambulance station	21/09/1998	03/11/1998	Α	97.35

Site Ref: 816 Site Name: South Parkway/York Road Depot LS14

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

Site Ref: 816 Site Name: South Parkway/York Road Depot LS14

East Leeds

Gas:

HLAA Conclusions		
Availability: Short term (0-5yrs) Suitability: Ye	es Achievability:	Short term (0-5yrs)
Summary of Infrastructure provider of	omments and other plann	ing requirements
Leeds City Council Highways inc Metro		
Accessibility comment		Rank (1-5)
4buses per hour 100% employment, primary seconda	ary and health	5
Access Comments		Rank (1-5)
Existing access via York Road but scope for access	on South Parkway	5
Local network comment		Rank (1-5)
No known issues with capacity		5
Mitigation measure		Total scor
		15
Support? Need to combine	with other sites: Suitabilit	y for partial development:
Yes		<u> </u>
Highways Agency		
n/a		
Network Rail :		
<u>Biodiversity</u>		
West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment	
Supported		
Natural England:		
<u>Education</u>		
Drainage/Water/Flooding		
Environment Agency Comments:	Environment Agency Constra	aints:
Yorkshire Water Comments:	Yorkshire Water Waste Wate	r Treatment Works Comme
LCC Flood Risk Management:		
<u>Utilities</u>		

Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage				
Leeds City Council: West Yorkshire Archaeology	Service:			
English Heritage:	GCI VIGC.			
Gypsy _Traveller Site	Assessme	nt		
Could site be effectively	Yes	No		Maybe
managed	(Text)			
Would gypsies and	Yes	No		Maybe
travellers live on the site?	(Text)			
Site:				
Proximity to housed	Yes		No	
gypsies and travellers	(Text)			
Experience of previous	Yes	No		Unknown
encampments	(Text)			
Conclusion of Asses	sment			
Conclusion summary:				
Former site in the East and South				
residential development is accep	able and the site r	nas previous pianning r	nistory for residenti	ai approvai (2008).
Site Capacity (dwellings units):	: 111	Floorspace	sq m (Non reside	ntial):
Residential Conclusion:	Ret	ail Conclusion:		<b>Employment Conclusion:</b>
Green	Not	assessed		Not assessed

Site Name: South Parkway/York Road Depot LS14

Site Ref: 816

#### **Site Details**

Northing: 436028 Area sq m: 18365.04 Ward Gipton and Harehills Easting: 433388 Area Ha: 1.836504 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Residential - Dwellings

Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses: Site State:

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):3299.84Distance to bus stop (metres)147.16Nearest Railway StationCross GatesBus Stop ID10693

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# UDP Designation

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

# Natural Resources and waste DPD (if applicable)

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

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
13/00008/FU	Proposed medical centre with pharmacy and car parking	02/01/2013	28/03/2013	А	16.47
07/01011/FU	78 new dwelling houses and associated access works	14/02/2007	27/03/2008	А	99.65
34/301/02/DN	Determination to demolish 106 dwelling houses	31/10/2002	25/11/2002	PAG	88.26

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

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

East Leeds

|--|

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

#### 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 No Yes gypsies and travellers (Text) **Experience of previous** No Unknown Yes (Text) encampments

# **Conclusion of Assessment**

#### Conclusion summary:

Former EASEL AAP site, 2008 residential planning permission, cleared site (grassed). Site boundary needs amending to exclude remaining house in middle of site, at present it doesn't match up.

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

Residential Conclusion: Retail Conclusion: Employment Conclusion:

Green

#### **Site Details**

Northing: 432621 Area sq m: 39492.93 Ward Beeston and Holbeck Easting: 428035 Area Ha: 3.949293 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale

Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape: No Tree Cover Road Frontage 
Distance to Rail Station (metres): 1752.14 Distance to bus stop (metres) 140.63

Nearest Railway Station Leeds City Bus Stop ID 5610

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.99
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	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)

No

Within Minerals Safeguarding Site?:

Within 100m of Minerals Safeguarding Site?:

Yes

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H24/601/76/	Amendment to previous applicat ion involving enlar ged factory with new service b lock extension, canteen, t	17/08/1976	25/10/1976	Α	20.92
H24/416/78/	Detached electricity sub stati on and gas meter housing to fa ctory.	14/06/1978	17/07/1978	Α	99.03
H24/136/82/	Erection of single storey gate house with office to works .	21/05/1982	21/06/1982	Α	99.92
H24/111/81/	Alterations and extension, to form enlarged works area, to steel stockholding depot.	20/03/1981	05/05/1981	Α	63.60
H24/456/77/	Single storey factory, with co al store, buffer store, guill otine area, sheet and plate st ock area, despatch,	10/08/1977	26/09/1977	Α	99.55
H24/106/81/	Outline application to layout access road and erect 25 in dustrial units in 3 blocks, wi th car parking areas and	19/03/1981	05/05/1981	Α	37.44
24/217/95/FU	Single storey front and side extensions to steel processing centre	30/06/1995	28/09/1995	Α	11.80
H24/310/76/	Outline application to erect s ingle storey furniture depot, comprising storage, retail a nd wholesale areas, with 750 c	30/04/1976	19/07/1976	W	22.62
H24/345/76/	Laying out of access road and erection of single storeysteel fabrication workshop, includi ng toilets and canteen wi	11/05/1976	05/07/1976	Α	95.53
H24/16/76/	Renewal of existing outline ap plication to lay out acces s road and erect 6 warehouse u nits, with ancillaryoffice acc	12/01/1976	01/03/1976	Α	99.28
H24/435/80/	Outline application to lay out access road and erect 13 in dustrial units, in 3 blocks, w ith 159 car parking spaces, to	01/08/1980	22/09/1980	Α	42.34

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

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

East Leeds

Gas:

HLAA Conclusions				
Availability: Short term (0-5yrs)	Suitability:	LDF to determine	Achievability:	Long term (11+ years)
Summary of Infrastruct	ure provide	er comments and	other plann	ing requirements
Leeds City Council Highway	s inc Metro			
Accessibility comment				Rank (1-5
Meets Core Strategy standards b	ut falls short of S	Secondary school access		4
Access Comments				Rank (1-5
site frontage with Oldfield Land s	hould provide v	isibility		4
Local network comment				Rank (1-5
Potential cumulative impact with	adjacent sites			4
				•
Mitigation measure				Total sco
Provision of footway to site fronta	age,			12
Support?	Need to comb	ine with other sites:	Suitability	y for partial development:
yes with mitigation	no		n/a	
Highways Agency				
n/a				
Network Rail:	Canaral Assat D	rotaction leaves		
Footbridge Alterations required. G Biodiversity	ienerai Asset Pi	otection issues		
Biodiversity West Yorkshire Ecology and LC	C Ecology Off	icer: Bound	lary Amendment	
Supported	o Loology om		ary Americanient	
Natural England:				
<u>Education</u>				
Drainage/Water/Flooding				
Environment Agency Comment	s:	Environmen	t Agency Constra	aints:
Yorkshire Water Comments:		Yorkshire W	ater Waste Water	r Treatment Works Comme
LCC Flood Risk Management:				
<u>Utilities</u>				

Site Ref: 101	11	Site Name:	11 Oldfield	La	ne, Leeds, L	.S12 4DH
Electric:						
Telecom:						
Fire and Rescue	Services:					
Built Heritage Leeds City Counc	cil:					
West Yorkshire A		Service:				
English Heritage:	:					
Company Transf	allan Cita	<b>A 2 2 2 2 3 3 3 3 3 3 3 3 3 3</b>	4			
Gypsy _Trave	eller Site	Assessmen	τ			
Could site be e		Yes (Text)	No	)		Maybe
managed	(	(Text)				
Would gypsies travellers live o		Yes (Text)	No			Maybe
site?	n the	(Text)				
Proximity to ho gypsies and tra		Yes (Text)			No	
gypsies and tra	ivellers	(TOAL)				
Experience of pencampments		Yes (Text)	No	)		Unknown
encampments		(10%)				
Conclusion o	f Accord	mont				
Conclusion	// A35633	illelit				
Conclusion summa		to an artist to the consecution	lan Callana			
The site is in employ	ment use and	is not within a resid	entiai area.			
Site Capacity (dwel	lings units):	193	Floorspac	ce so	q m (Non reside	ntial):
Residential Conclu	sion:	Retai	l Conclusion:			Employment Conclusion:
Red		Not as	ssessed			Green

#### **Site Details**

 Northing:
 433155
 Area sq m:
 10439.29
 Ward
 Armley

 Easting:
 427200
 Area Ha:
 1.043929
 HMCA:
 Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Allotment and city farm

Existing Use 2: Other

Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses: scout hut

Site State: greenfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):2139.91Distance to bus stop (metres)116.72Nearest Railway StationBurley ParkBus Stop ID2769

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

-				

### **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	46.51	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)

### **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
10/05520/FU	2 storey community centre with covered link to church and overflow car park and outline residential development of 27 houses	07/12/2010		PCO	99.98
09/05317/FU	2 storey community centre with covered link to church and outline residential development of 33 houses	07/12/2009	01/03/2010	W	99.86
H24/68/84/	Outline application to lay out access road and erect detac hed single storey aged persons home, one 3 bedroomdetached m	12/03/1984	20/08/1984	А	50.63
H24/845/78/	Alterations and extension to f orm bar, store, lobby and p orch, to side of church hall.	29/11/1978	15/01/1979	Α	19.13
PREAPP/08/00400		18/12/2008	01/01/2010	PRECAG	99.92

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

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

Aire Valley:

West Leeds Gateway:

0.00

100.00

0.00

100.00

Regeneration Priority Area:

Leeds Bradford Corridor:

Inner South Leeds:

East Leeds

Gas:

HLAA Conclusions				
Availability: Medium term (6-10 y Suitability: LDF	to determine	Achievability:	Medium term (	6-10 years)
ummary of Infrastructure provider co	mments and ot	her plann	ing require	ments
Leeds City Council Highways inc Metro				
Accessibility comment			ı	Rank (1-5
Good Accessibility all round				5
Access Comments			'	Rank (1-5
Good frontages to Tong Road and Wesley Road				5
Local network comment			I	Rank (1-5
local network capacity, likely cumulative impact on Inne	er Ring Road and Oute	er Ring Road		4
Mitigation measure				Total sco
Relocate parking bay on Tong Road, possible cumulati	ive impact fund			14
Support? Need to combine w	ith other sites:	Suitability	∣ / for partial dev	elopment:
Yes				
Highways Agency				
n/a				
Network Rail :				
General asset protection issues				
<u>Biodiversity</u>				
West Yorkshire Ecology and LCC Ecology Officer:	Boundary	Amendment		
Supported				
Natural England:				
Education				
Drainage/Water/Flooding				
Environment Agency Comments:	Environment Aç	gency Constra	ints:	
Variation Water On		- W 127 :	The state of the s	-1 6
Yorkshire Water Comments:	Yorkshire Wate	r waste Water	reatment Wo	rks Comme
LCC Flood Risk Management:				
<u>Jtilities</u>				

	Armle	y	
Electric: Telecom: Fire and Rescue Services:			
Built Heritage Leeds City Council: West Yorkshire Archaeology English Heritage:	Service:		
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 Asses	sment		
Conclusion summary: Site within urban residential area	Suitable in principle for reside	ential development	
Site Capacity (dwellings units)	: 38 <b>Fi</b> c	oorspace sq m (Non reside	ential):
Residential Conclusion: Green	Retail Conclusion	on:	Employment Conclusion: Not assessed

Site Name: West of Wesley Road, North of Tong Road,

Site Ref: 1023

#### **Site Details**

 Northing:
 435940
 Area sq m:
 11972.44
 Ward
 Headingley

 Easting:
 428926
 Area Ha:
 1.197244
 HMCA:
 Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Forestry - Managed Forest

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings
Neighbouring Use 2: Forestry - Managed Forest

Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:Significant Tree CoverRoad Frontage✓Distance to Rail Station (metres):1277.70Distance to bus stop (metres)356.32Nearest Railway StationBurley ParkBus Stop ID8506

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasYesAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

### **UDP Designation**

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

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

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
06/05538/FU	Change of use of dwelling and alterations with replacement single storey rear extension to form 7 one bedroom flats and associated parking	12/09/2006	21/03/2007	W	60.77
06/05537/LI	Listed Building application to carry out internal and external alterations and single storey rear extension to form 7 one bedroom flats	12/09/2006	21/03/2007	W	60.77
H26/227/83/	Listed building application to add conservatory and fuel store to rear of detached hous e.	06/05/1983	23/06/1983	Α	60.72
H26/217/83/	Addition of conservatory and f uel store to rear of detac hed house.	04/05/1983	23/06/1983	Α	60.55
07/04419/FU	Change of use of detached house to 3 flats and one dwelling with single storey extension	10/07/2007	04/09/2007	А	60.77
07/04416/LI	Listed Building application to demolish lean-to extension and front extension and erection of single storey extensions to front and rear and internal alterations to form 3 flats and 1 dwelling house.	10/07/2007	04/09/2007	А	60.77
12/03383/LI	Listed Building application to demolish lean-to extension and front extension and erection of single storey extensions to front and rear and internal alterations to form 3 flats and 1 dwelling house.	03/08/2012	28/09/2012	Α	60.77
12/02580/FU	Change of use of house to form four flats including alterations and single storey extension	11/06/2012	24/08/2012	А	60.77

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

Check the unrestricted sprawl of la	rge built up areas		
Would development lead to/constitute	e ribbon development?		
Would development result in isolated	development?		
Is the site well connected to built up a	rea (2+ boundaries with existing built up area)?		
Would development of the site effective	vely "round off" the settlement pattern?:		
Do natural/physical features provide a 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?		
Do natural/physical features provide a development?	a 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?		
Does the site provide access to the c	ountryside?		
Does the site include local or national	I conservation designated areas?		
Does the site include areas of woodla significant unprotected tree/hedge co	ands, trees, hedgerows that are protected, or ver?		
Does the site include grade 1, 2, or 3	a agricultural land?		
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Co	<u>onclusion</u>		
Preserve the setting and special ch	naracter of historic towns		
Is the site within or adjacent to a consteature?	servation area, listed building or other historical		
If yes, could development preserve the	nis character?:		
Overall Character Preservation Conc	lusion:		
Greenbelt Assessment Conclusion	:		
Conformity with Core S	Strategy		
Main Urban Area	Main Urban Area Extension	Brownfi	ield
Major Settlement	Major Settlement Extension	Greenfi	eld
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		_
Developm	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	vay:	0.00

East Leeds

HLAA Conclusion	ons						
Availability: Short term (	0-5yrs)	Suitability:	No		Achievability:	Unknown	
Summary of Infras	tructur	e provide	er com	ments and	other plann	ning require	ements
Leeds City Council H	ighways	inc Metro					
Accessibility comment  Meets Core Strategy stan	idarde but (	dietant from e	ome local	services and rai	1		Rank (1-5)
vicets core strategy start	dards but c	distant nom s	ome local	services and rai	I		4
Access Comments							Rank (1-5)
Access potentially achievand trees	/able Grosv	venor Road b	ut Back G	Grosvenor Terrac	e narrow with st	one wall	3
Local network commen	ıt						Rank (1-5)
Possible cummulative im	pact but lin	nited develop	ment ok				4
Mitigation measure							Total score
none							11
Support?	N	eed to comb	ine with	other sites:	Suitabilit	ty for partial dev	velopment:
yes with suitable access	nc	)			yes		
Highways Agency							
Network Rail :							
Biodiversity							
West Yorkshire Ecology	and LCC	Ecology Offi	cer:	Bounda	ry Amendment	i i	
Supported with mitigation especially those with dea and bat foraging surveys nousing will be affected buttable distance buffer.	ndwood hab will be requ	oitat) are retai iired. Density	ned - bat /type of	roost			
Natural England:				·			
<u>Education</u>							
Orainage/Water/Flood	<u>ling</u>						
Environment Agency Co	mments:			Environment	Agency Constr	aints:	
Yorkshire Water Comme	ents:			Yorkshire Wa	ter Waste Wate	er Treatment Wo	orks Comme

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

LCC Flood Risk Management:

Site Ref: 1087	Site Name:	Rosehurst, Grosvenor Ro	
<u>Utilities</u> Gas:			
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage Leeds City Council:			
West Yorkshire Archaeology	y Service:		
English Heritage:			
Gypsy _Traveller Sit	e Assessmen	t	
Could site be effectively		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 Asses	ssment		
Conclusion summary:			
Heavily wooded site within conso	ervation area, so not o	considered suitable for housing.	
Site Capacity (dwellings units)	<b>)</b> : 43	Floorspace sq m (Non reside	ential):
Residential Conclusion:	Retai	il Conclusion:	<b>Employment Conclusion:</b>
Red	Not a	ssessed	Not assessed

#### **Site Details**

 Northing:
 436313
 Area sq m:
 31291.69
 Ward
 Headingley

 Easting:
 428725
 Area Ha:
 3.129169
 HMCA:
 Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Agriculture

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Recreation & Leisure - Outdoor sport facility

Neighbouring Use 2: Recreation & Leisure - Outdoor ameni open space

Neighbouring Use 3: Residential - Residential institution

Other uses:

Site State: greenfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined Natural Landscape: Significant Tree Cover Road Frontage Distance to Rail Station (metres): 1403.71 Distance to bus stop (metres) 197.87 Nearest Railway Station **Burley Park** Bus Stop ID 5268 SFRA Flood Zone: 1.00 Within 300m of retail centre boundary: **Environment Agency Flood Zone:** 1.00 Agricultural Land Class: 0.00 Health and Safety Executive Hazard: Strategic Employment Buffer: No

Health and Safety Executive Gas Pipeline:

No Conservation Areas

Yes

Ancient Monument/Battlefield(%):

0.00 Listed Buildings:

Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

### **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	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:	4.28	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	92.67		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

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

### **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H26/206/83/	Outline application to layout access roads and erect 6 ind ustrial units to existing work s site and to layout ope	25/04/1983	13/02/1989	Α	96.77
H26/568/91/	Outline application to erect i ndustrial development to works site. (site area 5.089 ha)	30/12/1991	02/07/1992	Α	23.36
26/234/95/OT	Outline application to erect residential development	23/06/1995	02/12/1996	Α	99.09
H26/1120/78/	Outline application to erect t erraces, with flood lights and boundary wall to fo otball ground.	16/11/1978	15/01/1979	Α	22.56
26/420/96/FU	171 dwelling houses	29/10/1996	03/12/1996	Α	99.73
H28/1120/78/	Number cancelled	16/11/1978	30/11/1978	W	22.56
H26/30/81/	Laying out of sportsfield to v acant site.	19/01/1981	27/07/1981	W	53.16
H26/71/91/	6 detached prefabricated offic e units, to factory.	22/02/1991	05/04/1991	Α	21.37

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

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

East Leeds

SHLAA Conclusions				
Availability: Short term (0-5yrs) Suitability: LE	OF to determine	Achievability:	Medium term (6-	10 years)
Summary of Infrastructure provider of	omments and o	ther plann	ing requirem	ents
Leeds City Council Highways inc Metro				
Accessibility comment				Rank (1-5)
Good Accessibility except average primary				4
Access Comments			' '	Rank (1-5)
Access requires dwelling to be bought to secure suitl suitbale fro large development	pale access, access fro	om Rawling Way	y not	3
Local network comment				Rank (1-5)
possible cumulative impacts into town				4
Mitigation measure				Total score
Purchase house or houses for access, possible cum	ulative fund			11
Support? Need to combine	with other sites:	Suitabilit	y for partial develo	opment:
Yes with mitigation				
Library Annual				
Highways Agency				
n/a				
Network Rail :				
Biodiversity				
West Yorkshire Ecology and LCC Ecology Officer:	Boundar	ry Amendment		
Not supported (RED). Woodhouse Ridge LNA covers southern proportion of this site, based on the present woodland, adjacent grassland and the Meanwood Bewhole site also provides a good wildlife corridor function of the Meanwood Valle	e of excluded drawing Fon as part ensure in	l and boundary : RM/1098. Mitig npacts on adjac	n if Red hatched ar substantially amend ation will still be red cent habitats are ad nted up with nativ	ded as per quired to
Natural England:				
Education				
<u>Drainage/Water/Flooding</u>				
Environment Agency Comments:	Environment A	Agency Constra	aints:	
Yorkshire Water Comments:	Yorkshire Wate	er Waste Wate	r Treatment Works	s Comme
LCC Flood Risk Management:				

Site Ref: 1098	Site Name:	Boothroyd Dr	rive, Meanwood	I, LS6
<u>Utilities</u> Gas:				
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage Leeds City Council: West Yorkshire Archaeology English Heritage:	/ Service:			
Gypsy _Traveller Site	e Assessmen	it		
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 Asses	sment			
Conclusion summary:				
The site is designated as greens need to be considered through the the existing UDP. Highway concerns	ne greenspace review	v. The southern part of	of the site is within a L	
Site Capacity (dwellings units)	: 25	Floorspace	sq m (Non residentia	l):
Residential Conclusion:	Retai	il Conclusion:	En	nployment Conclusion:
Red	Not a	assessed	No	t assessed

#### **Site Details**

Northing: 433929 Area sq m: 2143.03 Ward e Park and Woodhouse Easting: 428980 Area Ha: 0.214303 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Office

Existing Use 3:

Neighbouring Use 1 Office

Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3:

Other uses:

Site State: Mixed

#### Site Detail

Topography: Sloping Boundaries: Partially well-defined

Natural Landscape: Limited Tree Cover Road Frontage 

☑
Distance to Rail Station (metres): 1025.42 Distance to bus stop (metres) 102.40

Nearest Railway Station Leeds City Bus Stop ID 6306

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard: No Strategic Employment Buffer: 47.57

Health and Safety Executive Gas Pipeline: No Conservation Areas No

Ancient Monument/Battlefield(%): 0.00 Listed Buildings: No

Public Rights of Way: No

Other comments/observations on site characteristics:

# UDP Designation

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

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

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
0-20/4/03/MOD	Alterations to frontage addition of feature to front new grilles to car park & 1.8m high boundary fence to offices	04/02/2003	25/02/2003	M01	49.62
H26/1145/78/	Laying out of access road and erection of 50 dwellings, compr ising 24, one bedroom, flats i n 12, 2 storey units15, two be	06/12/1978	09/04/1979	Α	42.18
20/599/98/FU	Alterations including new air conditioning equipment to roof	14/10/1998	12/11/1998	Α	24.62
H26/403/81/	Temporary external illuminatio n of existing wall mount ed sign, size 2.85m x 2.38m h eight above ground 5.00m (und	24/07/1981	24/08/1981	А	49.15
H26/1022/77/	Demolition of existing buildin g and erection of 5 sto rey office block, with 32 car parking spaces.	12/12/1977	05/06/1978	А	49.48
11/03649/FU	Fence to replace hedge to part of boundary	26/08/2011	27/10/2011	W	46.03
20/371/01/DTM	Determination for addition of 2 pole mounted dishes monopole with antennae and 2 dishes and equipment cabin to roof	19/07/2001	02/08/2001	PAR	22.72
20/197/01/FU	Alterations to frontage addition of feature to front new grilles to car park & 1.8m high boundary fence to offices	09/04/2001	09/08/2001	Α	49.62
07/00660/FU	Renewal of permission 20/360/01/FU to erect 7 storey block, comprising 10 cluster flats with 70 bedrooms and 2 storeys of car parking	31/01/2007	23/10/2007	W	17.37
H34/376/86/	Alterations and laying out of additional entrance to groun d floor car park, to offices.	04/12/1986	02/02/1987	Α	46.39
H34/167/83/	Addition of disabled persons a ccess ramp, to offices.	01/09/1983	17/10/1983	Α	51.19
H34/234/84/	One non-illuminated wall sign, size 2.14m x 0.75m, heigh t above ground 2.6m (underside ), to offices. (this item	18/07/1984	03/09/1984	R	51.34
09/03106/FU	Change of use of ground floor office (B1) to language school and examination centre (D1) with ancillary offices	16/07/2009	22/09/2009	А	23.86
20/492/97/FU	Change of use of ground floor offices to restaurant and bar	22/08/1997	29/10/1997	R	48.13
H26/1088/79/	Laying out of access road and erection of 66 dwellings, compr ising, 24 1 bedroom flats, in 8, 3 storey units, 24, 2 bedr	29/10/1979	17/12/1979	Α	42.87
20/548/01/DTM	Determination for addition of 6 antennae 4 microwave dishes and detached equipment cabin to roof of offices	23/10/2001	06/12/2001	PAG	22.72
20/360/01/FU	5 storey block of 10 cluster flats and 2 storeys of car parking	06/07/2001	06/06/2002	Α	17.37

H26/773/80/	One non illuminated sign, size 3.05m x 2.46m height above ground 16.30m (underside), to offices.	20/10/1980	15/12/1980	R	51.43
H26/52/78/	Outline application to layout access roads and erect 56 dw ellings, comprising 8, 2 bedro om 3 person, flats in 4, 2 st	24/01/1978	16/10/1978	W	46.62
H34/15/85/	Addition of weather measuring equipment and generator to ro of of weather centre. (this item	23/01/1985	25/02/1985	А	51.49

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

Check the unrestricted sprawl of large buil	t up areas	
Would development lead to/constitute ribbon	development?	
Would development result in isolated develop	ment?	
Is the site well connected to built up area (2+	boundaries with existing built up area)?	
Would development of the site effectively "rou	and off" the settlement pattern?:	
Do natural/physical features provide a good e area and undeveloped land?	xisting barrier between existing urban	
Overall sprawl conclusion:		
Prevent neighbouring towns from merging	l	
Would development of the site lead to physica	al connection of settlements?	
Do natural/physical features provide a good e development?	xisting barrier/boundary to contain	
Overall Coalescence Conclusion:		
Assist in safeguarding countryside from e	ncroachment	
Is there a strong defensible boundary betwee	n the site and the existing urban area?	
Does the site provide access to the countrysic	de?	
Does the site include local or national conservations	vation designated areas?	
Does the site include areas of woodlands, tree significant unprotected tree/hedge cover?	es, hedgerows that are protected, or	
Does the site include grade 1, 2, or 3a agricul	tural land?	
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Conclusion	<u>n</u>	
Preserve the setting and special character	of historic towns	
Is the site within or adjacent to a conservation feature?	area, listed building or other historical	
If yes, could development preserve this chara	cter?:	
Overall Character Preservation Conclusion:		
Greenbelt Assessment Conclusion:		
Conformity with Core Strate	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	
	lated to existing development	
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley:	0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	<i>y</i> ay: 0.00

East Leeds

Gas:

HLAA Conclusions					
Availability: Short term (0-5yrs) Suitabilit	y: Yes	А	chievability:	Short term (0-	ōyrs)
Summary of Infrastructure provi	der commen	ts and oth	ner plann	ing require	ments
Leeds City Council Highways inc Metr	<u>o</u>				
Accessibility comment					Rank (1-5)
Good					5
Access Comments				l	Rank (1-5)
Access possible from Burley St					5
Local network comment					Donk (4 E)
					Rank (1-5)
West St / Wellington Road concerns					4
Mitigation measure					Total score
Contribution to West St/ Wellington Road imp	rovement				14
Support? Need to co	mbine with other	sites:	Suitability	y for partial dev	elopment:
Yes with mitigation					
Highways Agency					
n/a					
Network Rail :					
<u>Biodiversity</u>					
West Yorkshire Ecology and LCC Ecology (	Officer:	Boundary A	Amendment		
Supported					
Natural England:					
<u>Education</u>					
Drainage/Water/Flooding					
Environment Agency Comments:	Env	ironment Age	ency Constra	nints:	
Yorkshire Water Comments:	Yori	kshire Water	Waste Water	Treatment Wo	rks Comme
LCC Flood Risk Management:					
<u>Utilities</u>					

	Lee	eds LS3	
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e Assessment		
Could site be effectively	Yes	No	Maybe
managed	(Text)	110	mayoo
Would supplied and	Vac	No	Mouleo
Would gypsies and travellers live on the	Yes (Text)	No	Maybe
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)		<u>.</u>
Conclusion of Asses	sment		
Conclusion summary:			
Site adjacent city centre. Suitable	e in principle for residential	use or residential on upper	· floors.
, ,			
Site Capacity (dwellings units)	: 40	Floorspace sq m (Non r	esidential):
Residential Conclusion:	Retail Con	clusion:	Employment Conclusion:
Amber	Not assess	ed	Not assessed

Site Name: Land and Property at Oak House, Park Lane

Site Ref: 1142

Site Ref: 1144 Site Name: St Michaels College St Johns Road LS3

#### **Site Details**

Northing: 434326 Area sq m: 13258.20 Ward e Park and Woodhouse Easting: 428876 Area Ha: 1.32582 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Community Services - Education
Existing Use 2: Residential - Residential institution

Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: Brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1294.36Distance to bus stop (metres)275.51Nearest Railway StationBurley ParkBus Stop ID7899

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:3.64Health and Safety Executive Gas Pipeline:NoConservation AreasYesAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

### **UDP Designation**

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

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

### **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
08/05248/FU	Change of use of part of ground floor of former school to temporary day centre and overnight accommodation	05/09/2008	09/12/2008	А	99.97
H26/1035/78/	Alterations and two-storey ext ension, to form techn ical studies area, changing ro om, showers, drying roo	30/10/1978	27/11/1978	А	98.95
H26/94/75/	Alterations, including removal of staircase and part offirst and second floors of cottages, and addition of external s	27/01/1975	03/03/1975	А	68.32
H26/427/77/	Detached prefabricated classro om unit, to school.	02/06/1977	25/07/1977	Α	68.32
H26/648/80/	Detached timber and asbestos g arage, to side of colle ge. (this item is also notice under regulation 4 (1) of t	24/07/1980	02/09/1980	А	98.77
H26/210/77/	Addition of fire escape stairc ase, with walkway, to sc hool.	23/03/1977	18/04/1977	Α	68.32

Site Ref: 1144 Site Name: St Michaels College St Johns Road LS3

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

Site Ref: 1144 Site Name: St Michaels College St Johns Road LS3

East Leeds

Gas:

HLAA Conclusions				
Availability: Short term (0-5yr	rs) Suitability: Yes	A	Achievability: Short term	n (0-5yrs)
Summary of Infrastru	cture provider co	mments and oth	ner planning requ	irements
Leeds City Council High	vays inc Metro			
Accessibility comment				Rank (1-5
Public Transport Core Strategy to city centre	y standards met schools/h	nealth, some local servi	ces distant but close	5
Access Comments				Rank (1-5
Good frontage for access				5
Local network comment			,	Rank (1-5
Brownfield site, local to city ce	entre			4
Mitigation measure				Total sco
Unknown at this stage				14
Support?	Need to combine wi	ith other sites:	Suitability for partial	development:
yes	no		yes	
Highways Agency	-			
<sub>n/a</sub> <u>Network Rail :</u>				
<u>Biodiversity</u>				
West Yorkshire Ecology and	LCC Ecology Officer:	Boundary .	Amendment	
Supported				
Natural England:				
<u>Education</u>				
Drainage/Water/Flooding				
Environment Agency Commo	ents:	Environment Age	ency Constraints:	
Yorkshire Water Comments:		Yorkshire Water	Waste Water Treatment	Works Comme
LCC Flood Risk Managemen	ıt:			
<u>Utilities</u>				

Site Ref: 1144	Site Name:	St Michaels College S	t Johns Road LS3
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy Traveller Site	e Assessmen	t	
Could site be effectively managed	Yes (Text)	No	Maybe
, and the second			
	N/		
Would gypsies and travellers live on the	Yes (Text)	No	Maybe
site?			
Dravimity to have d	Yes	No	
Proximity to housed gypsies and travellers	(Text)	INU	
Experience of previous	Yes	No	Unknown
encampments	(Text)	INO	Olikilowii
Conclusion of Asses	sment		
Conclusion summary:			
Site within urban residential area	. Suitable in principl	e for residential development.	
Site Capacity (dwellings units)	: 76	Floorspace sq m (Non re	esidential):
Residential Conclusion:	Retai	I Conclusion:	Employment Conclusion:
Green			

#### **Site Details**

Northing: 434365 Area sq m: 113659.04 Ward ntofts and Richmond Hill Easting: 432131 Area Ha: 11.365904 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale Existing Use 2: Industry and business - Wholesale distribution

Existing Use 3:

Neighbouring Use 1 Industry and business - Wholesale distribution

Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape: No Tree Cover Road Frontage 

✓

Distance to Rail Station (metres): 0.00 Distance to bus stop (metres) 0.00

Nearest Railway Station Bus Stop ID

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

### **UDP Designation**

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

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

**Planning History** 

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

Check the unrestricted sprawl of la	rge built up areas		
Would development lead to/constitute	e ribbon development?		
Would development result in isolated	development?		
Is the site well connected to built up a	rea (2+ boundaries with existing built up area)?		
Would development of the site effecti	vely "round off" the settlement pattern?:		
Do natural/physical features provide a 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?		
Do natural/physical features provide development?	a 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?		
Does the site provide access to the c	ountryside?		
Does the site include local or national	I conservation designated areas?		
Does the site include areas of woodla significant unprotected tree/hedge co	ands, trees, hedgerows that are protected, or ver?		
Does the site include grade 1, 2, or 3	a agricultural land?		
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment C	<u>onclusion</u>		
Preserve the setting and special ch	naracter of historic towns		
Is the site within or adjacent to a confeature?	servation area, listed building or other historical		
If yes, could development preserve the	nis character?:		
Overall Character Preservation Conc	lusion:		
Greenbelt Assessment Conclusion	:		
Conformity with Core S	Strategy		
Main Urban Area	Main Urban Area Extension	Brownfi	eld
Major Settlement	Major Settlement Extension	Greenfi	eld
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		_
Developm	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	vay:	0.00

East Leeds

SHLAA Conclusions	•		
Availability:	Suitability:	F	Achievability:
Gypsy ₋Traveller Sit	e Assessment		
Could site be effectively	Yes	No	Maybe
managed	(Text)	1110	inayso
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 Asses	sment		
Conclusion summary:			
Top half of site is in employment has been assessed as a site to r			ployment use on the existing UDP and
Site Capacity (dwellings units)	: 0 F	Floorspace sq m (	Non residential):
Residential Conclusion:	Retail Conclus	sion:	Employment Conclusion:
Amber	Not assessed		Not assessed

#### **Site Details**

Northing: 434077 Area sq m: 89094.43 Ward ntofts and Richmond Hill Easting: 432106 Area Ha: 8.909443 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale Existing Use 2: Industry and business - Wholesale distribution

Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale Neighbouring Use 2: Industry and business - Wholesale distribution

Neighbouring Use 3: Residential - Dwellings

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape: No Tree Cover Road Frontage 

✓

Distance to Rail Station (metres): 0.00 Distance to bus stop (metres) 0.00

Nearest Railway Station Bus Stop ID

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

### **UDP Designation**

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

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

**Planning History** 

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

Check the unrestricted sprawl of la	rge built up areas		
Would development lead to/constitute	e ribbon development?		
Would development result in isolated	development?		
Is the site well connected to built up a	rea (2+ boundaries with existing built up area)?		
Would development of the site effecti	vely "round off" the settlement pattern?:		
Do natural/physical features provide a 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?		
Do natural/physical features provide development?	a 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?		
Does the site provide access to the c	ountryside?		
Does the site include local or national	I conservation designated areas?		
Does the site include areas of woodla significant unprotected tree/hedge co	ands, trees, hedgerows that are protected, or ver?		
Does the site include grade 1, 2, or 3	a agricultural land?		
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment C	<u>onclusion</u>		
Preserve the setting and special ch	naracter of historic towns		
Is the site within or adjacent to a confeature?	servation area, listed building or other historical		
If yes, could development preserve the	nis character?:		
Overall Character Preservation Conc	lusion:		
Greenbelt Assessment Conclusion	:		
Conformity with Core S	Strategy		
Main Urban Area	Main Urban Area Extension	Brownfi	eld
Major Settlement	Major Settlement Extension	Greenfi	eld
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		_
Developm	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	vay:	0.00

East Leeds

SHLAA Conclusions	5			
Availability:	Suitability:	Ach	nievability:	
Gypsy _Traveller Site	e 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 Asses	sment			
Conclusion summary:				
Top half of site is in employment has been assessed as a site to re	use (1145a). The rest of etain for employment use	f site is allocated for emplo (1145b).	syment use on the existing UDP and	
Site Capacity (dwellings units)	: 0	Floorspace sq m (No	on residential):	
Residential Conclusion:	Retail Co	onclusion:	Employment Conclusion:	
Red	Not asses	ssed	Green	

Site Ref: 1146 Site Name: Land South of York Road, East of Pontefract lane, Richmond Hill,LS9

#### **Site Details**

Northing: 433520 Area sq m: 55475.42 Ward ntofts and Richmond Hill Easting: 431731 Area Ha: 5.547542 HMCA: Inner Areas

#### **Site Characteristics**

#### Land Use

Existing Use 1: Community Services - Education

Existing Use 2: Retail - Shops

Existing Use 3: Recreation & Leisure - Outdoor sport facility

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Industry and business - Manufacturing & Wholesale

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):2064.71Distance to bus stop (metres)114.25Nearest Railway StationLeeds CityBus Stop ID179

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.10Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

### **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	20.41	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)

Site Name: Land South of York Road, East of Pontefract lane, Richmond Hill,LS9

## **Planning History**

**Site Ref: 1146** 

Planning App No.	Proposal	Received	Decision	Status	Site %
H21/185/83/	Change of use of car dealer sh owroom to billiard table and s ports goods factory, with show room and billiard hall.	23/09/1983	08/11/1983	А	10.14
0-21/26/95/MOD	Part single and part two storey extension to retail store	10/07/1995	20/07/1995	M01	12.56
12/02365/FU	Alterations to form new external double doors to existing lower ground floor retail unit	25/05/2012	20/07/2012	A	11.05
H21/245/83/	Alterations to and change of u se of car showroom and works hop, to supermarket with assoc iated car parking and landsc	21/12/1983	08/03/1984	А	10.40
21/21/97/FU	New entrance canopy stairs and ramp to front of retail warehouse	20/01/1997	25/02/1997	Α	12.92
21/92/94/FU	Part single and part two storey extension to retail store	04/05/1994	05/08/1994	Α	12.56
H32/353/74/	Outline application to erect s ingle storey joiners and polis h shops with basement, 2 loadi ng bays and canopiessingle sto	04/07/1974	04/11/1974	W	10.59
H32/113/78/	Detached precast concrete game s store, to school. (this item is also notice under reg ulation 4 (1) of thetown and c	08/02/1978	06/03/1978	Α	41.25
H21/187/86/	Alterations including entrance doors and addition of exter nal staircase and disabled per sons access ramp, toshop premi	18/11/1986	19/06/1987	А	10.65
H21/238/87/	Alterations and extensions, to form enlarged sales area, with enlarged warehouse over, and restaurant, kitchen, e	07/12/1987	29/02/1988	А	14.74
H32/32/83/	Detached sports hall to school . (this item is also notice under reg ulation 4(1) of the town and c	25/01/1983	15/02/1983	A	37.64
21/20/97/SI	3 externally illuminated 2 non illuminated 6 banner and 4 flag signs to retail warehouse	20/01/1997	28/01/1999	Α	12.92
H32/888/74/	Amendment to previous applicat ion for 2 oil storage tanks and generator house, and new underground petrol intercepto	31/12/1974	17/02/1975	W	15.84
H21/143/88/	Alterations and extension, to form restaurant, kitchen, entra nce foyer, toilets and enlarge d sales area, with offices ov	07/07/1988	08/08/1988	А	15.06
H32/77/76/	Alterations, including renderi ng of gable wall, and raisi ng the height of existing bric k wall to 3.35m. (11ft.), 2	29/01/1976	29/03/1976	A	15.25
H32/673/78/	Alterations and extension, to form enlarged vehicle testi ng centre, to garage and showr ooms.	07/07/1978	02/07/1979	A	11.69
H32/491/82/	Laying out of access to worksh ops and showrooms.	29/11/1982	17/01/1983	R	10.61
06/06318/FU	Single storey extension to school	23/10/2006	27/12/2006	Α	19.26

# Site Ref: 1146 Site Name: Land South of York Road, East of Pontefract lane, Richmond Hill,LS9

H21/231/91/	Change of use involving altera tions including new stair case of lower	19/08/1991	23/10/1991	A	10.37
	ground floor war ehouse to shop.				

Site Ref: 1146 Site Name: Land South of York Road, East of Pontefract lane, Richmond Hill,LS9

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

Check the unrestricted sprawl of large built up areas					
Would development lead to/constitute ribbon development?					
Would development result in isolated development?					
Is the site well connected to built up area (2+ boundaries with existing built up area)?					
Would development of the site effectively "round off" the settlement pattern?:					
Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?					
Overall sprawl conclusion:					
Prevent neighbouring towns from merging					
Would development of the site lead to physical connection of settlements?					
Do natural/physical features provide a good existing barrier/boundary to contain development?					
Overall Coalescence Conclusion:					
Assist in safeguarding countryside from encroachment					
Is there a strong defensible boundary between the site and the existing urban area?					
Does the site provide access to the countryside?					
Does the site include local or national conservation designated areas?					
Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?					
Does the site include grade 1, 2, or 3a agricultural land?					
Does the site contain buildings?	?				
Overall countryside Encroachment Conclusion					
Preserve the setting and special character of historic towns					
Is the site within or adjacent to a conservation area, listed building or other historical feature?					
If yes, could development preserve this character?:					
Overall Character Preservation Conclusion:					
Greenbelt Assessment Conclusion:					
Conformity with Core Strategy					
Main Urban Area 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: 0.00 West Leeds Gate	wav: 0.00				

Site Ref: 1146 Site Name: Land South of York Road, East of Pontefract lane, Richmond Hill,LS9

East Leeds

**Utilities** 

HLAA Conclusions					
Availability: Short term (0-5yrs	s) Suitability:	LDF to determine	Achievability:	Medium term (6-1	0 years)
Summary of Infrastruc	ture provide	r comments and	l other plann	ing requireme	ents
Leeds City Council Highw	ays inc Metro				
Accessibility comment				R	lank (1-5)
Meets Public Transport access	bility and standards	s for local services, sch	ools and healthcar	e	5
Access Comments				F	ank (1-5)
Main vehicular access should	be fromShannon St	reet			5
Local network comment				R	ank (1-5)
No egress from Shannon St to	Marsh Lane, route	via A64 subject to T.A,	cumulative impact	t concern	4
Mitigation measure				T	otal score
Pedestrian linkage improvements required, probably junction improvements for traffic capacity  14					
Support? Need to combine with other sites: Suitability for partial development:					
Yes - with mitigation	Need to conside	r with 1140 and 2000.			
Highways Agency					
Potential for cumulative impact centre/Aire Valley cluster.	in combination with	other sites. If site still	included at next sit	ft assess as part of o	city
Network Rail :					
<u>Biodiversity</u>					
West Yorkshire Ecology and	LCC Ecology Offic	er: Boun	dary Amendment		
Supported					
Natural England:					
<u>Education</u>					
Drainage/Water/Flooding					
Environment Agency Comme	nts:	Environmer	nt Agency Constra	aints:	
Yorkshire Water Comments:		Yorkshire W	/ater Waste Water	r Treatment Works	Comme
LCC Flood Risk Management					

Site Ref:	1146	Site Name:			f York Road, nd Hill,LS9	, East of Pontefract
Gas:						
Electric:						
Telecom:						
Fire and Res	scue Services:					
Built Herita	age					
Leeds City (	_ <del>_</del>					
West Yorksl	hire Archaeology	Service:				
English Her	itage:					
Gypsy <sub>-</sub> T	raveller Site	e Assessmen	it			
	be effectively	Yes		No		Maybe
managed		(Text)				
Would gyps	sies and	Yes		No		Maybe
travellers li	ve on the	(Text)				
Site:						
Proximity to		Yes			No	
gypsies an	d travellers	(Text)				
Experience	of previous	Yes	ı	No		Unknown
encampme	nts	(Text)				
Conclusion	on of Asses	sment				
Conclusion su	ımmary:					
Proposed new	town centre. Reta	il interest in site, but	acceptable in p	orincipl	e for residential, o	r residential on upper floors.
Site Capacity	(dwellings units):	250	Floors	pace s	sq m (Non reside	ntial):
Residential Co	onclusion:	Reta	il Conclusion:			<b>Employment Conclusion:</b>
Amber		Gree	n			Green

#### **Site Details**

Northing: 435038 Area sq m: 10410.49 Ward Gipton and Harehills Easting: 433766 Area Ha: 1.041049 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility

Existing Use 2: Community Services - Education

Existing Use 3:

Neighbouring Use 1 Community Services - Education

Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3:

Other uses:

Site State: Greenfield

#### Site Detail

Topography: Flat Boundaries:

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):2587.09Distance to bus stop (metres)99.65Nearest Railway StationCross GatesBus Stop ID6912

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

### **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	60.72		

No

## Natural Resources and waste DPD (if applicable)

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

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
08/00684/FU	Installation of 2 sets of roller shutters to school	06/02/2008	22/07/2008	Α	100.00
11/05163/FU	Attached canopy with roller shutters to form external play area to school	08/12/2011	06/02/2012	Α	100.00
10/03861/FU	New canopy and introduction of pedestrian access gate and route to main entrance to school	23/08/2010	15/11/2010	Α	99.79

## 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 d	evelopment?					
Would development result in isolated development	nent?					
Is the site well connected to built up area (2+ b	oundaries with existing built up area)?					
Would development of the site effectively "rour	nd off" the settlement pattern?:					
Do natural/physical features provide a good ex area and undeveloped land?	isting barrier between existing urban					
Overall sprawl conclusion:						
Prevent neighbouring towns from merging						
Would development of the site lead to physica	connection of settlements?					
Do natural/physical features provide a good existing barrier/boundary to contain development?						
Overall Coalescence Conclusion:						
Assist in safeguarding countryside from en	croachment					
Is there a strong defensible boundary between	the site and the existing urban area?					
Does the site provide access to the countrysid						
Does the site include local or national conserva						
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 agricult	ural land?					
Does the site contain buildings?	Are these in agricultural use?					
Overall countryside Encroachment Conclusion						
Preserve the setting and special character of	of historic towns					
Is the site within or adjacent to a conservation feature?	area, listed building or other historical					
If yes, could development preserve this characteristics	ter?:					
Overall Character Preservation Conclusion:						
Greenbelt Assessment Conclusion:						
Conformity with Core Strateg	у					
Main Urban Area	Main Urban Area Extension	=				
Major Settlement	Maior Colling and Friday in	Brownfield				
Smaller Settlement	, , , , , , , , , , , , , , , , , , , ,	Greenfield				
\(\text{''}\)		Mixed				
-						
Regeneration Priority Area:	ated to existing development					
Inner South Leeds:	0.00 Aire Valley:	0.00				
Leeds Bradford Corridor:	0.00 West Leeds Gatew					
		-				

East Leeds

Gas:

HLAA Conclusions						
Availability: Unknown	Suitability:	No	ļ	Achievability:	Unknown	
ummary of Infrastructu	ıre provide	er commer	nts and otl	her plann	ing require	ements
Leeds City Council Highway	s inc Metro					
Accessibility comment						Rank (1-5)
Good accessibility						5
Access Comments					l	Rank (1-5)
access should be achievable from	∩ Oakwood Lan	e or Wykebeck	Valley Road			5
Local network comment						Rank (1-5)
spare capacity but some cumulat	ive issues					4
						•
Mitigation measure						Total score
						14
Support?	Need to comb	ine with other	sites:	Suitability	y for partial dev	velopment:
yes						
Highways Agency						
Network Rail :						
Biodiversity						
West Yorkshire Ecology and LC	C Ecology Offi	icer:	Boundary	Amendment		
Supported						
Natural England:						
<u>Education</u>						
Drainage/Water/Flooding						
Environment Agency Comments	<b>3</b> :	En	vironment Ag	ency Constra	ints:	
Yorkshire Water Comments:		Yo	rkshire Water	Waste Water	Treatment Wo	orks Comme
LCC Flood Risk Management:						
<u>Utilities</u>						

	(Part of St Nicholas church site)				
Electric:					
Telecom:					
Fire and Rescue Services:					
Built Heritage Leeds City Council: West Yorkshire Archaeology English Heritage:	<sup>,</sup> Service:				
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 Asses	sment				
Conclusion summary:					
Two thirds of the site is a designa 80% of the site is within flood zor		pitch (N6) on the existing U	DP and is part of the school grounds.		
Site Capacity (dwellings units)	: 37	Floorspace sq m (N	lon residential): 0		
Residential Conclusion:	Retail (	Conclusion:	<b>Employment Conclusion:</b>		
Red	Not ass	sessed	Not assessed		

Site Name: Land to the east of Oakwood Lane, Leeds

Site Ref: 1152

Site Ref: 1265 Site Name: Former Gas Works, Armley Gyratory

#### **Site Details**

 Northing:
 433183
 Area sq m:
 49986.98
 Ward
 Armley

 Easting:
 428498
 Area Ha:
 4.998698
 HMCA:
 Inner Areas

#### Site Characteristics

### Land Use

Existing Use 1: Other

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Recreation & Leisure - Outdoor amenity & open space

Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3:

Other uses: Centrica training site

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

 Natural Landscape:
 Limited Tree Cover
 Road Frontage
 ✓

 Distance to Rail Station (metres):
 1194.25
 Distance to bus stop (metres)
 165.00

 Nearest Railway Station
 Leeds City
 Bus Stop ID
 599

 SFRA Flood Zone:
 0.00
 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:YesStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

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

## **Planning History**

Site Ref: 1265

Planning App No.	Proposal	Received	Decision	Status	Site %
24/416/96/FU	Change of use of workshop to offices	22/11/1996	04/02/1997	Α	51.29
H24/886/79/	3 non-illuminated hoardings, s ize of each 12.19m x 6.09m height of one above ground 3. 04m and height of each of 2	21/12/1979	04/02/1980	R	48.69
H24/321/74/	Erection, for a temporary peri od, of office units, in car p ark to gas works.	09/08/1974	28/10/1974	А	66.15
H24/675/75/	Application for renewal of out line planning permission 74/24 /00039, dated 22.4.74 for a 5 storey office block to be resi	29/09/1975	01/12/1975	А	66.15
11/02239/FU	Detached two storey pre-fabricated classroom units	27/05/2011	20/07/2011	Α	51.28
24/206/93/FU	Change of use of part of depot to waste transfer station	16/06/1993	03/05/1994	А	99.98
24/19/95/FU	Change of use and alterations of storage to enlarged offices	11/01/1995	01/03/1995	Α	51.29
24/320/03/FU	Lighting and cctv cameras to car park	21/05/2003	28/08/2003	Α	96.80
H24/321/74/1	Extension of temporary permiss ion for use of existing build ing as offices, in car park to gas works. (previous	21/04/1977	16/05/1977	Α	50.42
H24/595/74/	Outline application to erect t wo- storey extension, to form new games room, with restauran t and enlarged canteen ov	11/12/1974	20/01/1975	Α	50.42
07/06685/FU	Phase 1 remediation works to gas network infrastructure depot	24/10/2007	31/01/2008	А	45.18
H24/483/76/	Laying out of phase 1 of link road and gyratory system, with access roads, underpass, pedes trian ways, footbridge	02/07/1976	24/08/1976	Α	51.00
H24/39/74/	Outline application to erect a new 5 storey office build ing within the landscaped area to the negas training colleg	22/04/1974	08/07/1974	А	66.15
24/256/93/FU	3m high security fencing and landscaping to traffic island	28/07/1993	05/10/1993	А	48.69

Site Ref: 1265 Site Name: Former Gas Works, Armley Gyratory

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

#### Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in isolated development? Is the site well connected to built up area (2+ boundaries with existing built up area)? Would development of the site effectively "round off" the settlement pattern?: Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land? Overall sprawl conclusion: Prevent neighbouring towns from merging Would development of the site lead to physical connection of settlements? Do natural/physical features provide a good existing barrier/boundary to contain development? Overall Coalescence Conclusion: Assist in safeguarding countryside from encroachment Is there a strong defensible boundary between the site and the existing urban area? Does the site provide access to the countryside? Does the site include local or national conservation designated areas? Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricultural land? Does the site contain buildings? Are these in agricultural use? Overall countryside Encroachment Conclusion Preserve the setting and special character of historic towns Is the site within or adjacent to a conservation area, listed building or other historical feature? If yes, could development preserve this character?: Overall Character Preservation Conclusion: **Greenbelt Assessment Conclusion:** Conformity with Core Strategy Main Urban Area 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: 0.00 Inner South Leeds: 0.00 Aire Valley: Leeds Bradford Corridor: 100.00 West Leeds Gateway: 100.00

Site Ref: 1265 Site Name: Former Gas Works, Armley Gyratory

East Leeds

Gas:

Availability: Medium term (6-10 y Suitability: LDF to dete	nine Achiev	ability: Long term (1	1+ years)
Summary of Infrastructure provider comme	ts and other p	lanning require	ements
Leeds City Council Highways inc Metro			
Accessibility comment			Rank (1-5
Meets Public Transport accessibility and standards for local sebut not secondary schools	ces, primary schools	s and healthcare	4
Access Comments			Rank (1-5
Site requires complete re-ordering of Armley Gyratory which vintensive development than suggested.	lld need to be suppo	orted by more	2
Local network comment			Rank (1-5
Congestion at Armley Gyratory			2
Mitigation measure			Total sco
Major reordering of Armley Gyratory required			8
Support? Need to combine with oth	sites: Su	itability for partial de	velopment:
yes - with mitigation Better to combine with 1340			
Highways Agency			
n/a <mark>Network Rail :</mark>			
<u>Biodiversity</u>			
West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amen	dment	
Supported			
Natural England:			
Education			
Drainage/Water/Flooding			
Environment Agency Comments: E	ironment Agency (	Constraints:	
Yorkshire Water Comments: Y	shire Water Waste	e Water Treatment W	orks Comme
LCC Flood Risk Management:			
<u>Utilities</u>			

Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage Leeds City Council:				
West Yorkshire Archaeology	Service:			
English Heritage:				
Gypsy _Traveller Site	• Assessme	ent		
Could site be effectively	Yes	No		Maybe
managed	(Text)			
Would gypsies and	Yes	No		Maybe
travellers live on the	(Text)	INO		Maybe
site?				
Proximity to housed gypsies and travellers	Yes (Text)		No	
gypsies and travellers	(Text)			
Experience of previous	Yes	No		Unknown
encampments	(Text)			
Conclusion of Asses	sment			
Conclusion summary:				
The site is designated for mixed come forward for residential in fur Armley Gyratory junction.				
Site Capacity (dwellings units):	: 122	2 Floorspace	sq m (Non residen	tial):
Residential Conclusion:	Ref	tail Conclusion:		Employment Conclusion:
Amber	Not	t assessed		Not assessed

Site Name: Former Gas Works, Armley Gyratory

Site Ref: 1265

Site Ref: 1278 Site Name: Symphony Group ,Gelderd Road, LS12

#### **Site Details**

431844 Area sq m: 66211.64 Northing: Beeston and Holbeck Ward 427617 Easting: Area Ha: 6.621164 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale Existing Use 2: Industry and business - Wholesale distribution

Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale Neighbouring Use 2: Industry and business - Wholesale distribution

Neighbouring Use 3: Residential - Dwellings

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape: No Tree Cover Road Frontage **~** Distance to Rail Station (metres): 1789.44 Distance to bus stop (metres) 226.76 Nearest Railway Station Cottingley Bus Stop ID 5375

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

**Environment Agency Flood Zone:** 1.00 Agricultural Land Class:

0.00 Health and Safety Executive Hazard: Strategic Employment Buffer: No Health and Safety Executive Gas Pipeline: **Conservation Areas** No No 0.00 Ancient Monument/Battlefield(%): Listed Buildings: No

Public Rights of Way: No

Other comments/observations on site characteristics:

### **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
Site		Site Type	
Gelderd Road Holbeck recent pp		General Waste Management Sites	

## **Planning History**

Site Ref: 1278

Planning App No.	Proposal	Received	Decision	Status	Site %
H21/270/81/	Laying out of access road and 63 car parking spaces with landscaping to factory.	05/10/1981	15/02/1982	А	54.87
H20/201/87/	Change of use of part of offic es and showroom, to facto ry shop.	23/04/1987	22/08/1990	Α	61.08
H21/571/78/	Outline application to demolis h existing factory, lay out a ccess road and erect industria I and warehouse developmen	23/10/1978	26/07/1979	W	37.51
H20/200/87/	Alterations and extension, to form security office and 7m hi gh security camera tower, to w orks.	23/04/1987	11/05/1987	A	15.28
H21/396/78/	Detached prefabricated office unit with toilets, to bu ilders yard.	17/07/1978	21/08/1978	А	24.24
H21/51/82/	Outline application to layout access and erect detachedindus trial unit with 46 car parking spaces and landscapin	15/03/1982	05/07/1982	Α	11.69
H20/586/87/	Detached boiler house, to side of works.	21/12/1987	27/06/1988	Α	28.94
H21/345/75/	Outline application to erect i ndustrial and warehouse devel opment, with ancillary office accommodation, to disused ra	10/07/1975	13/10/1975	R	17.61
H20/598/87/	Detached storage shed to works .	21/12/1987	16/06/1988	Α	74.66
H21/159/82/	Outline application to erect w arehouse and light indus trial units, to cleared site. (site area 1.6ha)	02/08/1982	04/10/1982	А	24.23
H20/224/90/	Alterations and extension to f orm enlarged production area, to factory.	10/05/1990	12/09/1990	А	51.28
H21/573/78/	One non-illuminated wall sign, size 0.91m (3ft) x 4.88m (16ft) height above ground 2. 44m (8ft) (underside	19/10/1978	20/11/1978	R	24.24
H21/466/76/	Change of use of light industr ial building to furni ture warehousing and retailing premises, with offices, a	19/08/1976	18/10/1976	R	37.51
H21/572/78/	Outline application to demolis h existing factory, lay o ut access road and erect indus trial development, with ancil	23/10/1978	19/12/1978	W	37.51
H20/326/83/	Laying out of access and erect ion of factory, with offic es and exhibition area, toilet s and storerooms, and with 1	26/08/1983	24/10/1983	А	24.14
H21/22/83/	Detached industrial unit with toilets to vacant site. (outl ine application no 82/21/00051 approved subject to conditi	14/02/1983	09/03/1983	Α	11.57
21/144/97/FU	Alterations to form additional loading bays with canopy over	25/06/1997	15/08/1997	А	22.85
H21/145/75/	Outline application to layout access and erect 9 wareh ouse units (floor area 5562 sq .m (61800sq.ft) in 2blocks of	02/04/1975	23/06/1975	Α	37.51

## Site Ref: 1278 Site Name: Symphony Group ,Gelderd Road, LS12

H20/390/87/	3 detached prefabricated offic e units to factory.	18/08/1987	07/09/1987	Α	11.74
H21/14/75/	Prefabricated laboratory unit, for soil testing, to build ers depot.	13/01/1975	17/03/1975	Α	24.24
H20/126/83/	Addition of sawdust extraction and filtration plant with silo, to side of factory.	26/04/1983	13/06/1983	А	11.49
H21/236/79/	Outline application to lay out access road and erect furni ture factory, with 87 car park ing spaces, to vacant sit	10/05/1979	09/07/1979	А	28.39
H21/578/79/	Laying out of access road and erection of single store y factory, with plant room and 2 storey offices, and with I	26/10/1979	20/12/1979	Α	23.18
H21/206/80/	Addition of dust extraction pl ant with silo, chimney, diese I tank and boiler room, to pro posed factory.	31/03/1980	16/06/1980	А	22.94
H20/470/85/	Alterations and extension to f orm covered loading bay to fa ctory.	04/10/1985	11/11/1985	Α	61.34
H20/118/87/	One externally illuminated ind ividual letter sign, size17.5m x 1.2m height above ground 8. 4m (underside), and one extern	10/03/1987	03/04/1987	A	12.43
H21/97/92/	Extension to form loading bay to factory.	30/03/1992	22/07/1992	Α	79.69
H21/202/79/	Outline application to layout access road and erect 3 war ehouse units, with 12 car park ing spaces, to vacant sit	24/04/1979	18/06/1979	А	15.98

Site Ref: 1278 Site Name: Symphony Group ,Gelderd Road, LS12

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

Site Ref: 1278 Site Name: Symphony Group ,Gelderd Road, LS12

East Leeds

SHLAA Conclusions		
Availability: Short term (0-5yrs) Suitability: Yes	S Achievability: Medi	ium term (6-10 years)
Summary of Infrastructure provider co	omments and other planning r	equirements
Leeds City Council Highways inc Metro		
Accessibility comment		Rank (1-5)
4buses per hour, 50% primary, 100% health, 40% seco	ondary	4
Access Comments		Rank (1-5)
access onto Whitehall road not achievable, Alternative	e access is an industrial road	2
Local network comment		Rank (1-5)
Potential cumulative impact with adjacent sites		4
Mitigation measure		Total scor
		10
Support? Need to combine w	vith other sites: Suitability for p	artial development:
no	n/a	
Highways Agency		
Potential for cumulative impact in combination with other Morley/Gildersome cluster.	er sites. If site still included at next sift asser	ss as part of
Network Rail :		
Engineer's access retention; General asset protection i	issues	
<u>Biodiversity</u>		
West Yorkshire Ecology and LCC Ecology Officer: Supported	Boundary Amendment	
Natural England:		
<u>Education</u>		
Drainage/Water/Flooding		
Environment Agency Comments:	<b>Environment Agency Constraints:</b>	
Yorkshire Water Comments:	Yorkshire Water Waste Water Treat	ment Works Comme
LCC Flood Risk Management:		

<u>Utilities</u>

Site Ref:	1278	Site Name:	Symphony G	roup ,Gelder	d Road, LS12
Gas:					
Electric:					
Telecom:					
	scue Services:				
Built Herit					
Leeds City	councii: hire Archaeology	Service:			
English Her		CCI VICE.			
J	· ·				
Gypsy <sub>-</sub> T	raveller Site	e Assessmer	nt		
	be effectively	Yes	No		Maybe
managed		(Text)			
Would gyp		Yes	No		Maybe
travellers I site?	ive on the	(Text)			
Sito i					
Proximity t		Yes		No	
gypsies an	d travellers	(Text)			
Experience	e of previous	Yes	No		Unknown
encampme	ents	(Text)			
		I			
Conclusion	on of Asses	sment			
Conclusion s	ummary:				
The site is not	within a residentia	I area and would be	more suitable as an e	employment site.	
Site Capacity	(dwellings units)	: 195	Floorspace	sq m (Non reside	ntial):
Residential C	onclusion:	Reta	il Conclusion:		<b>Employment Conclusion:</b>
Red		Not a	assessed		Green

#### **Site Details**

 Northing:
 433227
 Area sq m:
 28013.03
 Ward
 Armley

 Easting:
 428348
 Area Ha:
 2.801303
 HMCA:
 Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Office

Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):1344.28Distance to bus stop (metres)132.73Nearest Railway StationLeeds CityBus Stop ID599

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary: Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Environment Agency Flood Zone:

Health and Safety Executive Hazard:

Health and Safety Executive Gas Pipeline:

Ancient Monument/Battlefield(%):

O.00

Agricultural Land Class:

Strategic Employment Buffer:

O.00

Conservation Areas

No

Listed Buildings:

No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

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

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H24/321/74/1	Extension of temporary permiss ion for use of existing build ing as offices, in car park to gas works. (previous	21/04/1977	16/05/1977	Α	67.94
H24/595/74/	Outline application to erect t wo- storey extension, to form new games room, with restauran t and enlarged canteen ov	11/12/1974	20/01/1975	A	67.94
H24/483/76/	Laying out of phase 1 of link road and gyratory system, with access roads, underpass, pedes trian ways, footbridge	02/07/1976	24/08/1976	Α	11.47

#### Green Belt assessment - only completed where site is within Green Belt Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in isolated development? Is the site well connected to built up area (2+ boundaries with existing built up area)? Would development of the site effectively "round off" the settlement pattern?: Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land? Overall sprawl conclusion: Prevent neighbouring towns from merging Would development of the site lead to physical connection of settlements? Do natural/physical features provide a good existing barrier/boundary to contain development? Overall Coalescence Conclusion: Assist in safeguarding countryside from encroachment Is there a strong defensible boundary between the site and the existing urban area? Does the site provide access to the countryside? Does the site include local or national conservation designated areas? Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricultural land? Does the site contain buildings? Are these in agricultural use? Overall countryside Encroachment Conclusion Preserve the setting and special character of historic towns Is the site within or adjacent to a conservation area, listed building or other historical feature? If yes, could development preserve this character?: Overall Character Preservation Conclusion: **Greenbelt Assessment Conclusion:** Conformity with Core Strategy Main Urban Area 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: 0.00 Inner South Leeds: 0.00 Aire Valley: Leeds Bradford Corridor: 100.00 West Leeds Gateway: 100.00

East Leeds

Gas:

Availability: Medium term	n (6-10 y Suitability:	LDF to determine Ad	chievability: Medium terr	n (6-10 years)
Summary of Infras	tructure provide	er comments and oth	er planning requir	ements
Leeds City Council Hi	ighways inc Metro			
Accessibility comment				Rank (1-5
Meets Public Transport ac but not secondary schools		ds for local services, primary so	chools and healthcare	4
Access Comments			<u>'</u>	Rank (1-5
Access form an extended	Hedley Chase (traffic	calm)		4
Local network comment	t			Rank (1-5)
Tong Road / Wortley Roa	d congestion			3
Mitigation measure				Total scor
Pedestrian links to public	transport / traffic calmii	ng in local neighbourhood		11
Support?	Need to comb	oine with other sites:	Suitability for partial d	evelopment:
Yes - with mitigation	Better to comb	ine with 1265		
<mark>Highways Agency</mark> n/a <mark>Network Rail :</mark>				
<u>Biodiversity</u>				
West Yorkshire Ecology	and LCC Ecology Off	icer: Boundary A	Amendment	
Supported				
Natural England:				
<u>Education</u>				
Drainage/Water/Flood				
Environment Agency Co	mments:	Environment Age	ncy Constraints:	
			Waste Water Treatment W	
Yorkshire Water Comme	nts:	Yorkshire Water V	vaste water freatment w	orks Comme

Site Ref: 1340	Site Name:	Gassey Fields	s, Oak Road, N	ew Wortley
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage				
Leeds City Council:				
West Yorkshire Archaeology	Service:			
English Heritage:				
Company Transcullar Cit	- 0			
Gypsy _Traveller Site	e Assessmen	τ		
Could site be effectively	Yes	No		Maybe
managed	(Text)			
Would gypsies and	Yes	No		Maybe
travellers live on the site?	(Text)			
ono.				
Proximity to housed	Yes		No	
gypsies and travellers	(Text)			
Experience of previous	Yes	No		Unknown
encampments	(Text)	·		
Conclusion of Asses	sment			
Conclusion summary:				
Allocated housing site in West Lo	eeds Gateway Supple	ementary Planning Do	ocument (SPD). Suita	ble for residential
development.				
Site Capacity (dwellings units)	: 120	Floorspace	sq m (Non residentia	I):
Residential Conclusion:	Reta	il Conclusion:	En	nployment Conclusion:
Green	Not a	ssessed	No	t assessed

#### **Site Details**

Northing: 433536 Area sq m: 13683.00 Ward City and Hunslet Easting: 428877 Area Ha: 1.3683 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Other

Existing Use 2: Recreation & Leisure - Outdoor sport facility

Existing Use 3:

Neighbouring Use 1 Residential - Hotels, boarding and guest houses

Neighbouring Use 2: Retail - Restaurants and Cafes

Neighbouring Use 3: Retail - Shops
Other uses: parking
Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):885.55Distance to bus stop (metres)91.99Nearest Railway StationLeeds CityBus Stop ID12034

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:YesStrategic Employment Buffer:100.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

No

## Natural Resources and waste DPD (if applicable)

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

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
20/338/03/FU	Detached two storey business centre to travel lodge	08/09/2003	30/10/2003	W	25.11
11/02285/COND	Consent, agreement or approval required by conditions 6, 7 and 9 of Planning Application 10/04772/FU	Consent, agreement or approval required by conditions 6, 7 and 9 of		А	28.62
10/04772/FU	Change of use from B1/B2 (business and industry) to B1/B2/B8 (business, industry and storage or distribution) with external alterations comprising part new frontage and roller shutter doors, new wash bay and external storage area	20/10/2010	20/10/2010 21/01/2011 A		28.62
H26/747/75/	Change of use of part of engin eering works to wareh ousing.	03/09/1975	10/11/1975	А	71.11
H26/647/78/	Change of use of part of engin eering works, to cloth ing manufacturing.	06/07/1978	24/07/1978	W	71.11
09/05069/FU	Temporary use (for 5 years) of vacant site for five 5 a side football pitches and 1 seven a side football pitch and construction of single storey changing rooms building	20/11/2009	05/05/2010	Α	45.22
20/393/92/FU	Laying out of car park	28/10/1992	09/12/1992	Α	24.94
H26/211/78/	Laying out of access and erect ion of block of 2 singl e storey warehouse units, each unit with office, reception	13/03/1978	08/05/1978	А	27.55
H26/289/78/	Alterations and extension, to form new 2nd floor offic e space to works.	30/03/1978	08/05/1978	Α	27.76
20/165/97/FU	Alterations and new window to offices	27/03/1997	14/05/1997	Α	29.07
20/446/95/SI	8 internally illuminated 3 externally illuminated & 3 non illuminated signs to travel inn and restaurant	13/10/1995	08/04/1997	Α	26.55
H20/154/85/	One internallly illuminated fa scia box sign, size 3.31mx 0.6 3m, height above ground 3.65m (underside), to engineerin	16/04/1985	22/11/1985	W	70.88
H20/147/85/	Alterations, to form enlarged entrance to showroom.	10/04/1985	22/11/1985	W	70.86
H26/8/75/	Change of use of part first, s econd and third floor engin eering works offices, to gener al offices. (floor are	07/01/1975	04/12/1975	Α	71.11
20/134/93/RE	Extension of temporary permission for laying out of car park	22/04/1993	27/05/1993	А	24.94
20/93/94/OT	Outline application to layout access and erect warehouses offices showroom restaurant and retail warehouse	11/03/1994	01/09/1995	W	45.90
H26/281/78/	2 single storey light industri al units, each with ancil lary office, reception and toi lets, and with 8 car parkin	29/03/1978	08/05/1978	Α	27.59
20/231/04/SI	8 internally illuminated signs (6 fascias 2 totems) and 1 non illuminated fascia sign to hotel	10/05/2004	05/07/2004	Α	25.23
20/126/95/RM	Four storey hotel and restaurant with 184 car parking spaces	05/04/1995	10/07/1995	Α	25.07

H26/69/78/	One non illuminated wall sign, size 13.95m (45ft 9ins) x 0.95m (3ft 1in), heig ht above ground 3.66m (12f	30/01/1978	27/02/1978	А	71.11
H26/103/81/	Change of use of former gateke eper's lodge to warehousesecur ity office, with flat.	20/02/1981	06/04/1981	А	70.83
20/520/00/FU	Pt 7 pt9 pt17 storey block of 306 apartments with associated health club cafe and 305 basement car parking spaces	24/10/2000	12/02/2002	W	45.22
10/04424/COND	Consent, agreement or approval required by conditions 3, 4, 6, 9, 12, 16, 19 and 20 of Planning Application 09/05069/FU	24/09/2010	17/12/2010	SPL	45.22
H26/334/77/	Change of use of vacant patter n stores of engineering works, to warehouse.	09/05/1977	14/06/1977	А	71.11
H20/406/88/	Outline application to erect o ffice development with assoc iated car parking to existing warehouse and industrial	29/07/1988	11/04/1990	Α	70.21
11/00402/ADV	Three non illuminated signs	01/02/2011	22/02/2011	Α	28.62
H20/175/85/	One non illuminated wall sign, size 2.00m x 0.90m heigh t above ground 3.21m (undersid e), to factory.	30/04/1985	20/08/1985	А	70.96
H26/430/77/	Change of use of offices and s howroom, to offices.	03/06/1977	25/07/1977	Α	71.11
10/04053/ADV	1 internally illuminated free standing sign, 1 non illuminated directional sign, 2 non illuminated car parking signs, 5 non illuminated fascia signs and 1 non illuminated banner sign to proposed football centre	06/09/2010	01/11/2010	А	44.99
H26/1019/77/	Change of use of part of engin eering works to wareh ouse.	08/12/1977	06/02/1978	Α	71.11

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

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

East Leeds

**Utilities** 

HLAA Conclusions		
Availability: Medium term (6-10 y Suitability: LDF t	to determine Achievability: Long term (	11+ years)
Summary of Infrastructure provider cor	nments and other planning requir	ements
Leeds City Council Highways inc Metro		
Accessibility comment		Rank (1-5)
Meets Public Transport accessibility and standards for lo but not secondary schools	ocal services, primary schools and healthcare	4
Access Comments	'	Rank (1-5)
Access from Wellington Bridge Street		5
Local network comment		Rank (1-5)
Congestion on A65, Armley Gyratory and West St gyrator	ory	3
Mitigation measure		Total score
Armley Gyratory and West St gyratory		12
Support? Need to combine wit	h other sites: Suitability for partial d	evelopment:
yes - with mitigation		
Highways Agency		
n/a		
Network Rail :		
<u>Biodiversity</u>		
West Yorkshire Ecology and LCC Ecology Officer:	<b>Boundary Amendment</b>	
Supported with mitigation to protect and enhance the Riv wildlife corridor. Native tree planting and a suitable buffer reduced street lighting. Otters to consider - inlouding redured mortality in times of flood.	r with	
Natural England:	<del></del>	
Education		
Drainage/Water/Flooding		
Environment Agency Comments:	Environment Agency Constraints:	
Yorkshire Water Comments:	Yorkshire Water Waste Water Treatment W	lorke Commo
TOTASHITE WATER COMMINENTS.	TOTASTILLE ANGLET ANGLE ANGLET TLEATILLEUR AN	OININO COMMINE
LCC Flood Risk Management:		

Site Ref: 2025	Site Name:	Adjacent Park - Aireside	•
Gas:			
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e Assessmen	t	
Could site be effectively	Yes	No	Mayba
managed	(Text)	INU	Maybe
Would gypsies and travellers live on the	Yes (Text)	No	Maybe
site?			
		T.	
Proximity to housed gypsies and travellers	Yes (Text)	No	
gypolos and navonolo			
Experience of previous encampments	Yes (Text)	No	Unknown
encampments	(10/4)		
O			
Conclusion of Asses	sment		
Conclusion summary:			
In existing employment use, suita	able in principle for re	sidential development or mixed use v	vith residential on upper floors.
Site Capacity (dwellings units)	: 192	Floorspace sq m (Non resid	dential):
Residential Conclusion:	Retai	l Conclusion:	Employment Conclusion:
Amber	Not a	ssessed	Not assessed

Site Ref: 2027 Site Name: Rear of Round House

#### **Site Details**

Northing: 433191 Area sq m: 9852.27 Ward City and Hunslet Easting: 428907 Area Ha: 0.985227 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Retail - Shops

Existing Use 2: Industry and business - Manufacturing & Wholesale

Existing Use 3:
Neighbouring Use 1
Neighbouring Use 2:
Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):784.86Distance to bus stop (metres)136.65Nearest Railway StationLeeds CityBus Stop ID789SFRA Flood Zone:1.00Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:100.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

No

## Natural Resources and waste DPD (if applicable)

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

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
0-20/52/97/MOD	Alterations/new internal floors and extension to form business retail and restaurant units & erect 7 business units	17/10/1997		REC	99.66
20/622/96/FU	Alterations new internal floors and extension to form business retail and restaurant units & erect 7 business units	25/11/1996	07/08/1997	Α	99.66
20/1/93/LI	Listed building application to carry out alterations and part new frontage and demolish extensions	05/01/1993	15/09/1993	А	39.92
H24/449/74/	One non-illuminated freestandi ng hoarding size:12.2m (40ft ) x 3.26m (10ft.8ins) height a bove ground 1.37m (4ft.6ins)	15/10/1974	18/11/1974	R	88.14
20/438/94/LI	Listed building application for 3 internally illuminated signs and flood lights to garage	14/10/1994	12/12/1994	R	39.92
20/281/96/LI	Listed building application to carry out alterations to form internal first floor offices	07/06/1996	14/01/1997	А	39.92
H20/178/79/	Demolition of existing buildin g and laying out of acces s, to industrial estate.	19/04/1979	22/05/1979	А	82.82
20/153/96/LI	Listed building application for 1 externally illuminated free standing and 1 externally illuminated projecting sign	01/04/1996	20/05/1996	Α	39.92
20/436/94/SI	2 internally illuminated free standing signs and one internally illuminated projecting sign to garage	14/10/1994	16/12/1994	R	39.92
20/156/96/SI	One externally illuminated free standing sign and one externally illuminated projecting sign to hire depot	25/03/1996	20/05/1996	Α	39.92
20/623/96/LI	Listed building application to demolish part and alterations and extension to form business retail and resturant units	25/11/1996	07/08/1997	Α	99.66

Site Ref: 2027 Site Name: Rear of Round House

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

Leeds Bradford Corridor:

Site Ref: 2027 Site Name: Rear of Round House

East Leeds

Gas:

Leeds City Council Highways inc Metro Accessibility comment Metes Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools - unpleasant walking environment  Access Comments Access from Wellington Road, left in left out only  Local network comment  Congestion on A65, Armley Gyratory and West St gyratory, unpleasant walking environment needs footbrodge over canal to link towards city centre  Mitigation measure  Armley Gyratory and West St gyratory / footbridge over canal  Support?  Need to combine with other sites:  Suitability for partial developments  Highways Agency Note Network Rail: If applicable, General asset protection issues  Biodiversity  West Yorkshire Ecology and LCC Ecology Officer:  Supported  Natural England:  Education  Environment Agency Constraints:  Yorkshire Water Waste Water Treatment Workshire Water Waster	years)	hievability: Long term (11+ y	determine A	Suitability: LDF to	Medium term (6-10 y	Availability:
Access ibility comment  Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools - unpleasant walking environment  Access Comments  Access from Wellington Road, left in left out only  Local network comment  Congestion on A65, Armley Gyratory and West St gyratory, unpleasant walking environment needs footbrodge over canal to link towards city centre  Mitigation measure  Armley Gyratory and West St gyratory / footbridge over canal  Support?  Need to combine with other sites:  Suitability for partial developments with mitigation  Highways Agency  Va  Network Rail:  a policable, General asset protection issues  Biodiversity  West Yorkshire Ecology and LCC Ecology Officer:  Boundary Amendment  Supported  Drainage/Water/Flooding  Environment Agency Constraints:  Environment Agency Constraints:	nents	er planning requirem	nments and oth	e provider con	of Infrastructur	ummary
Access ibility comment  Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools - unpleasant walking environment  Access Comments  Access from Wellington Road, left in left out only  Local network comment  Congestion on A65, Armley Gyratory and West St gyratory, unpleasant walking environment needs footbrodge over canal to link towards city centre  Mitigation measure  Armley Gyratory and West St gyratory / footbridge over canal  Support?  Need to combine with other sites:  Suitability for partial developments with mitigation  Highways Agency  Va  Network Rail:  a policable, General asset protection issues  Biodiversity  West Yorkshire Ecology and LCC Ecology Officer:  Boundary Amendment  Supported  Drainage/Water/Flooding  Environment Agency Constraints:  Environment Agency Constraints:				inc Metro	Council Highways	Leeds City
Access Comments  Access from Wellington Road, left in left out only  Local network comment  Congestion on A65, Armiey Gyratory and West St gyratory, unpleasant walking environment needs footbrodge over canal to link towards city centre  Mittgation measure  Armiley Gyratory and West St gyratory / footbridge over canal  Support?  Need to combine with other sites:  Suitability for partial developments of applicable, General asset protection issues  Siodiversity  Nest Yorkshire Ecology and LCC Ecology Officer:  Boundary Amendment  Supported  Supported  Supported  Education  Environment Agency Comments:  Environment Agency Constraints:	Rank (1-5					
Access from Wellington Road, left in left out only  Local network comment  Congestion on A65, Armley Gyratory and West St gyratory, unpleasant walking environment needs footbrodge over canal to link towards city centre  Mitigation measure  Armley Gyratory and West St gyratory / footbridge over canal  Support?  Need to combine with other sites:  Suitability for partial developes - with mitigation  dighways Agency  Va  Network Rail: f applicable, General asset protection issues  Biodiversity  West Yorkshire Ecology and LCC Ecology Officer:  Boundary Amendment  Supported  Natural England:  Education  Drainage/Water/Flooding Environment Agency Comments:  Environment Agency Constraints:	4	nools and healthcare				
Local network comment  Congestion on A65, Armley Gyratory and West St gyratory, unpleasant walking environment needs footbrodge over canal to link towards city centre  Mitigation measure  Armley Gyratory and West St gyratory / footbridge over canal  Support?  Need to combine with other sites:  Suitability for partial developments of applicable, General asset protection issues Silodiversity  West Yorkshire Ecology and LCC Ecology Officer:  Boundary Amendment Supported  Natural England:  Education  Drainage/Water/Flooding Environment Agency Comments:  Environment Agency Constraints:	Rank (1-5	l l			mments	Access Con
Congestion on A65, Armley Gyratory and West St gyratory, unpleasant walking environment needs footbrodge over canal to link towards city centre  Mitigation measure  Armley Gyratory and West St gyratory / footbridge over canal  Support?  Need to combine with other sites:  Suitability for partial developments of the sites of the s	5			n left out only	n Wellington Road, left i	Access from
Mitigation measure  Armley Gyratory and West St gyratory / footbridge over canal  Support?  Need to combine with other sites:  Yes - with mitigation  Lighways Agency  Va  Network Rail:  applicable, General asset protection issues  Siodiversity  West Yorkshire Ecology and LCC Ecology Officer:  Boundary Amendment  Supported  Latural England:  Education  Drainage/Water/Flooding Environment Agency Comments:  Environment Agency Constraints:	Rank (1-5	'			ork comment	Local netwo
Support?  Need to combine with other sites:  Suitability for partial developments:	3	environment needs	ry, unpleasant walking			
Support?  Need to combine with other sites:  Yes - with mitigation  Highways Agency Note  Network Rail: f applicable, General asset protection issues  Biodiversity  Nest Yorkshire Ecology and LCC Ecology Officer:  Boundary Amendment  Supported  Natural England:  Education  Drainage/Water/Flooding Environment Agency Comments:  Environment Agency Constraints:	Total sco				measure	Mitigation n
Yes - with mitigation    dighways Agency   Mark	12		anal	ory / footbridge over o	atory and West St gyrat	Armley Gyra
Aletwork Rail: f applicable, General asset protection issues  Biodiversity Vest Yorkshire Ecology and LCC Ecology Officer:  Boundary Amendment  Supported  Drainage/Water/Flooding Environment Agency Comments:  Environment Agency Constraints:	lopment:	Suitability for partial develo	other sites:	leed to combine witl		Support?
Network Rail: f applicable, General asset protection issues  Biodiversity  West Yorkshire Ecology and LCC Ecology Officer:  Boundary Amendment  Supported  Satural England:  Education  Drainage/Water/Flooding Environment Agency Comments:  Environment Agency Constraints:					nitigation	
Network Rail: f applicable, General asset protection issues  Biodiversity  West Yorkshire Ecology and LCC Ecology Officer:  Boundary Amendment  Supported  Satural England:  Education  Drainage/Water/Flooding Environment Agency Comments:  Environment Agency Constraints:					Agency	
Riodiversity  West Yorkshire Ecology and LCC Ecology Officer:  Boundary Amendment  Bupported  Latural England:  Education  Orainage/Water/Flooding Environment Agency Comments:  Environment Agency Constraints:					ail :	
Vest Yorkshire Ecology and LCC Ecology Officer:  Supported  Supported  Supported  Statural England:  Statural England:  Statural England:  Statural England:  Statural England:  Environment Agency Comments:  Environment Agency Constraints:				on issues	General asset protection	applicable,
Supported  Latural England:  Education  Orainage/Water/Flooding Environment Agency Comments:  Environment Agency Constraints:					t <b>y</b>	Biodiversit
Natural England:  Education  Orainage/Water/Flooding Environment Agency Comments:  Environment Agency Constraints:		mendment	Boundary A	Ecology Officer:	hire Ecology and LCC	Vest Yorksh
Education  Drainage/Water/Flooding Environment Agency Comments:  Environment Agency Constraints:						Supported
<u>Drainage/Water/Flooding</u> Environment Agency Comments: Environment Agency Constraints:					land:	Natural Engl
Environment Agency Comments: Environment Agency Constraints:						Education
					Nater/Flooding	Orainage/W
Yorkshire Water Comments:  Yorkshire Water Waste Water Treatment Works		cy Constraints:	Environment Age		t Agency Comments:	Environment
	s Comme	aste Water Treatment Works	Yorkshire Water V		/ater Comments:	orkshire W
.CC Flood Risk Management:					Risk Management:	.CC Flood R

Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:	OCI VIOC.		
_ngnon nomago.			
Gypsy _Traveller Site	e Assessment		
Could site be effectively	Yes	No	Maybe
managed	(Text)		
Would avenies and	Voc	No	Movibo
Would gypsies and travellers live on the	Yes (Text)	No	Maybe
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)	140	Officiowit
•			
_			
Conclusion of Asses	sment		
Conclusion summary:			
Site in urban area. Suitable in pr	inciple for residential development	t.	
Site Capacity (dwellings units):	: 155 <b>Floo</b> i	rspace sq m (Non reside	ntial):
Residential Conclusion:	Retail Conclusion	1:	<b>Employment Conclusion:</b>
Green	Not assessed		Not assessed

Site Name: Rear of Round House

Site Ref: 2027

# **Site Details**

Northing: 436076 Area sq m: 12117.06 Ward Chapel Allerton Easting: 429225 Area Ha: 1.211706 HMCA: Inner Areas

# Site Characteristics

# Land Use

Existing Use 1: Recreation & Leisure - Allotment and city farm

Existing Use 2: Forestry - Unmanaged Forest

Existing Use 3:

Neighbouring Use 1 Forestry - Unmanaged Forest

Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility

Neighbouring Use 3: Residential - Dwellings

Other uses:

Site State: greenfield

#### Site Detail

Topography: Sloping Boundaries: Partially well-defined

Natural Landscape:Significant Tree CoverRoad Frontage✓Distance to Rail Station (metres):1600.56Distance to bus stop (metres)60.22Nearest Railway StationBurley ParkBus Stop ID3980

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasYesAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.01	Special Landscape Area - N37:	0.00
Allotments - N1A:	99.99	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?: No Within 100m of Minerals Safeguarding Site?: No

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

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

East Leeds

HLAA Conclusions				
Availability: Medium term (6-10 y Suitability: LDF	to determine	Achievability:	Long term (1	1+ years)
Summary of Infrastructure provider co	mments and ot	ther plann	ing require	ements
Leeds City Council Highways inc Metro				
Accessibility comment			ı	Rank (1-5
Good Accessibility except average primary				4
Access Comments				Rank (1-5
Good frontage onto Meanwood Road but development to implement adopted highway	land steep and there	may be gradier	nt issues	5
Local network comment				Rank (1-5)
possible cumulative impacts into town				4
Mitigation measure				Total scor
Development land needs flattening/engineering works,	possible cumulative fu	und		13
Support? Need to combine w	ith other sites:	Suitability	/ for partial de	evelopment:
Yes with mitigation			•	<u> </u>
Highways Agency				
n/a				
Network Rail :				
Biodiversity				
West Yorkshire Ecology and LCC Ecology Officer:	Boundary	y Amendment		
Not supported (RED). Woodhouse Ridge LNA covers a site, based on the ability of the site to naturally regeneral woodland and provide a buffer to the adjacent mature w of Woodhouse Ridge. Currently used as allotments so hall limited wildli	ate to voodland			
Natural England:	I			
<u>Education</u>				
Drainage/Water/Flooding				
Environment Agency Comments:	Environment Aç	gency Constra	ints:	
Yorkshire Water Comments:	Yorkshire Wate	r Waste Water	Treatment W	orks Comme
LCC Flood Risk Management:				

Site Ref: 20//	Site Name:	weanwood Road, w	ieanwood, LS6
<u>Utilities</u>			
Gas:			
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
		_	
Gypsy _Traveller Site	Assessmen	it	
Could site be effectively	Yes	No	Maybe
managed	(Text)		
Would gypsies and	Yes	No	Maybe
travellers live on the site?	(Text)		
Site:			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)		
	<u>I</u>		
Conclusion of Asses	sment		
Conclusion summary:			
Site is a designated allotment site	e (N1A) on the existir	ng UDP and part is a Local Nat	ture Area. The allotments are
overgrown, mature trees around review.	boundary. Loss of g	reenspace would need to be co	onsidered through the greenspace
Site Capacity (dwellings units)	: 44	Floorspace sq m (No	on residential):
Residential Conclusion:	Retai	il Conclusion:	<b>Employment Conclusion:</b>
Red	Not a	ssessed	Not assessed

# **Site Details**

Northing: 431848 Area sq m: 64408.41 Ward Beeston and Holbeck Easting: 428635 Area Ha: 6.440841 HMCA: Inner Areas

#### Site Characteristics

# Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility

Existing Use 2: Vacant and derelict - Vacant land

Existing Use 3:

Neighbouring Use 1 Recreation & Leisure - Outdoor sport facility

Neighbouring Use 2: Recreation & Leisure - Allotment and city farm

Neighbouring Use 3: Retail - Shops

Other uses:

Site State: mixed

#### Site Detail

Topography: Flat Boundaries:

Natural Landscape: Limited Tree Cover Road Frontage

Distance to Rail Station (metres): 1709.23 Distance to bus stop (metres) 315.46

Nearest Railway Station Leeds City Bus Stop ID 1112

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# UDP Designation

# Greenbelt - N32 (%): 0.00 Urban Green Corridor - N8 (%):

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

97.19

Allotments - N1A: 0.00 Other?: Proposed Greenspace - N5: 0.00

Nature Conservation Area - N50: 0.00
Protected Playing Pitch - N6: 52.21

# Natural Resources and waste DPD (if applicable)

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

Planning App No.	Proposal	Received	Decision	Status	Site %
H21/43/74/	Replacement of existing hard p orous playing area (affe cted by ingram road distributo r) by new hard porous pla	26/04/1974	01/07/1974	Α	34.05
H21/207/90/	Change of use of school car pa rk and tennis courts to publi c car park.	06/08/1990	15/10/1990	Α	96.70

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

# Conformity with Core Strategy

**Greenbelt Assessment Conclusion:** 

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: 99.39 Aire Valley: 0.00

Leeds Bradford Corridor: 0.00 West Leeds Gateway: 0.00

East Leeds

HLAA C	Conclusions				
Availability:	Medium term (6-10	y Suitability:	LDF to determine	Achievability:	Medium term (6-10 years)
u <mark>mmary</mark>	of Infrastruc	ture provide	er comments and	other plann	ing requirements
	y Council Highwa	ys inc Metro			
	ty comment hour, 100% primary,	100% health, 50	)% secondary		Rank (1-5
	, , ,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		4
Access Co	mments				Rank (1-5
access achievable					
	ork comment				Rank (1-5
Potential cu	umulative impact with	n adjacent sites			4
Mitigation	measure				Total sco
					13
Support?		Need to comb	oine with other sites:	Suitabilit	y for partial development:
yes		no		n/a	
Highways	<u>Agency</u>				
Potential for Aire Valley		n combination wi	th other sites. If site still in	ncluded at next si	ft assess as part of city centre
Network R					
Biodiversi	ty				
West Yorks	hire Ecology and L	CC Ecology Off	icer: Bound	ary Amendment	
Supported					
Natural Eng	ıland:				
<u>Education</u>	L				
	Water/Flooding		_		-
Environmer	nt Agency Commen	ts:	Environment	Agency Constra	aints:
Yorkshire W	Vater Comments:		Yorkshire Wa	ater Waste Wate	r Treatment Works Comme
_CC Flood	Risk Management:		1 1		

# <u>Utilities</u>

Site Ref: 2079	Site Name:	Former Matthew Murray H Holbeck, LS11	High School,
Gas:			
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e Assessmen	t	
Could site be effectively	Yes	No	Maybe
managed	(Text)		·
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)	<u>.</u>	
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)	110	- Cimarowii
Conclusion of Asses	sment		
Conclusion summary:			
	in principle for reside	ntial development, although half of the	site is designated as a
protected playing pitch (N6) on the greenspace review.	ne existing UDP. Los	s of greenspace would need to be cons	sidered through the
Site Capacity (dwellings units)	: 314	Floorspace sq m (Non reside	ential):
Residential Conclusion:	Retai	l Conclusion:	<b>Employment Conclusion:</b>
Amber	Not a	ssessed	Not assessed

# **Site Details**

Northing: 433541 Area sq m: 5018.23 Ward ntofts and Richmond Hill Easting: 432211 Area Ha: 0.501823 HMCA: Inner Areas

# Site Characteristics

#### Land Use

Existing Use 1: Vacant and derelict - Vacant land
Existing Use 2: Vacant & Derelict - Vacant building

Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape: No Tree Cover Road Frontage 

☑
Distance to Rail Station (metres): 2543.07 Distance to bus stop (metres) 43.59

Nearest Railway Station Leeds City Bus Stop ID 8797

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# **UDP Designation**

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

No

# Natural Resources and waste DPD (if applicable)

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

Planning App No.	Proposal	Received	Decision	Status	Site %
H32/119/82/	Detached pre-cast concrete gar age, to school. (this application is also notice un der regulation 4(1) of the tow	19/03/1982	20/04/1982	Α	98.53
21/76/01/FU	Single storey primary school	20/03/2001	13/11/2001	Α	98.53
21/186/99/FU	Detached prefabricated temporary accommodation to school	22/07/1999	24/08/1999	Α	98.90
0-21/4/02/MOD	Single storey primary school	13/02/2002	21/02/2002	M01	98.53
21/287/01/FU	Extension of permission for detached prefabricated temporary accommodation to school	14/11/2001	21/12/2001	Α	98.90
12/03042/DEM	Determination for demolition of temporary school buildings	12/07/2012	06/08/2012	NR	17.47

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

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

East Leeds

Gas:

HLAA Conclusi	ions			
Availability: Short term	(0-5yrs) Suitability:	Yes	Achievability: Short to	erm (0-5yrs)
Summary of Infra	structure provide	er comments and	other planning red	quirements
Leeds City Council I	Highways inc Metro			
Accessibility comment				Rank (1-5
Meets Public Transport a	accessibility and standard	ds for local services, scho	ols and healthcare	5
Access Comments				Rank (1-5
access should be achieved	evable from Vinery Terrace	e		5
Local network comme	ent			Rank (1-5
spare capacity				5
Mitigation measure				Total scor
none				15
Support?	Need to comb	ine with other sites:	Suitability for part	ial development:
yes	no		n/a	-
Highways Agency				
<sup>n/a</sup> Network Rail :				
<u>Biodiversity</u>				
	y and LCC Ecology Offi	icer: Bound	ary Amendment	
Supported				
Natural England:				
<u>Education</u>				
Drainage/Water/Floo	oding			
Environment Agency C	omments:	Environment	Agency Constraints:	
Yorkshire Water Comm	nents:	Yorkshire Wa	ater Waste Water Treatme	ent Works Comme
LCC Flood Risk Manag	jement:			
<u>Utilities</u>				

Site Ref:	2140	Site Name:	Raincliffe Roa	ad, Richmond	Hill
Electric:					
Telecom:					
Fire and Re	scue Services:				
Built Herit	200				
Leeds City					
_	hire Archaeology	Service:			
English Her	ritage:				
Gypsy <sub>T</sub>	raveller Site	e Assessmen	t		
	be effectively	Yes	No		Maybe
managed		(Text)			
Would gyp		Yes	No		Maybe
travellers li	ive on the	(Text)			
Proximity t		Yes		No	
gypsies an	d travellers	(Text)			
	of previous	Yes	No		Unknown
encampme	ents	(Text)			
Conclusion	on of Asses	sment			
Conclusion su	ummary:				
School closed residential mor		Richmond Hill Prima	ary Sept 2012. Vacar	nt site. Could be us	ed for community use but
residential mor	e likely.				
Site Capacity	(dwellings units):	30	Floorspace	sq m (Non residen	tial):
Residential Co	onclusion:	Retai	il Conclusion:	1	Employment Conclusion:
Green		Not a	ssessed	!	Not assessed

# **Site Details**

 Northing:
 433586
 Area sq m:
 32040.15
 Ward
 Temple Newsam

 Easting:
 433643
 Area Ha:
 3.204015
 HMCA:
 Inner Areas

# Site Characteristics

# Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Community Services
Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):2777.69Distance to bus stop (metres)183.26Nearest Railway StationCross GatesBus Stop ID1764

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# **UDP Designation**

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

# Natural Resources and waste DPD (if applicable)

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

Planning App No.	Proposal	Received	Decision	Status	Site %
H32/350/80/	Detached pre-cast concrete gar age, to school. (this item is also notice under regulatio n 4(1) of the town and countr	28/03/1980	12/05/1980	Α	48.58
10/04369/LA	Outline Application to layout access and erect residential development	24/09/2010	23/12/2010	Α	47.79
H32/106/75/	Laying out of landscaping, & i ncluding to garage sites, child ren play areas and road closur es and diversions, to housing	05/02/1975	27/05/1975	Α	48.11
21/121/98/DN	Determination to demolish 16 dwelling houses	11/05/1998	01/06/1998	ANR	25.00
H32/133/76/	Detached pre-cast concrete gar age, to school premises.	16/02/1976	29/03/1976	Α	17.66
21/166/00/DN	Determination to demolish 24 flats	18/09/2000	10/10/2000	ANR	15.35

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

East Leeds

Gas:

HLAA Conclusions			
Availability: Medium term (6-10 y Suitability: Yes	Ac	hievability: Medium ter	m (6-10 years)
ummary of Infrastructure provider cor	mments and other	er planning requi	rements
Leeds City Council Highways inc Metro			
Accessibility comment			Rank (1-5
4buses per hour no accessibility map but adj site 100% e	employment, health, prin	nary and secondary	5
Access Comments		l	Rank (1-5
Access available onto Wykebeck Mount			5
Local network comment			Rank (1-5
No known issues with capacity			5
Mitigation measure			Total sco
			15
Support? Need to combine wit	th other sites:	Suitability for partial of	levelopment:
Yes			
Highways Agency			
Awaiting comments			
Network Rail :			
<u>Biodiversity</u>			
West Yorkshire Ecology and LCC Ecology Officer:	Boundary A	mendment	
Natural England:			
<u>Education</u>			
Drainage/Water/Flooding			
Environment Agency Comments:	Environment Ager	ncy Constraints:	
Yorkshire Water Comments:	Yorkshire Water W	/aste Water Treatment \	Works Comme
LCC Flood Risk Management:	_1		
<u>Utilities</u>			

Site Ref: 21	41	Site Name:	Wykebeck Ave	nue, Osmondth	orpe
Electric:					
Telecom:					
Fire and Rescue	Services:				
Built Heritage					
Leeds City Cour	ncil:				
West Yorkshire		Service:			
English Heritage	<b>e:</b>				
Gynsy Tray	eller Site	Assessmen	+		
		ASSESSITION			
Could site be emanaged	effectively	Yes (Text)	No		Maybe
manageu		(10/4)			
Would gypsies		Yes	No	l N	/laybe
travellers live site?	on the	(Text)			
Proximity to h		Yes	1	No	
gypsies and tr	avellers	(Text)			
Experience of		Yes	No	U	Jnknown
encampments		(Text)			
Conclusion	of Asses	sment			
Conclusion summ	ary:				
Vacant brownfield s	site, grassed o	ver. Suitable in princ	ciple for residential deve	elopment.	
Site Capacity (dwe	ellings units):	52	Floorspace sq	m (Non residential):	
Residential Concl	usion:	Retai	I Conclusion:	Empl	oyment Conclusion:
Green				•	

# **Site Details**

 Northing:
 433208
 Area sq m:
 5053.42
 Ward
 Temple Newsam

 Easting:
 434123
 Area Ha:
 0.505342
 HMCA:
 Inner Areas

#### Site Characteristics

# Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):2491.01Distance to bus stop (metres)104.37Nearest Railway StationCross GatesBus Stop ID3361

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# UDP Designation

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

# Natural Resources and waste DPD (if applicable)

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

Planning App No.	Proposal	Received	Decision	Status	Site %
21/3/00/FU	Alterations and new canopies to dwelling houses and laying out of car parking areas	11/01/2000	29/02/2000	Α	97.03

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

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

East Leeds

Gas:

HLAA Conclusion	ns			
Availability: Medium term (	(6-10 y Suitability: Yes	s	Achievability: N	Medium term (6-10 years)
Summary of Infrasti	ructure provider co	omments and	other plannin	g requirements
Leeds City Council Hig	hways inc Metro			
Accessibility comment				Rank (1-5
4buses per hour, 100% prin	nary, 100% health, 100% s	econdary		5
Access Comments				Rank (1-5
access achievable				5
Local network comment				Rank (1-5
local congestion. Potential	cumulative impact with adj	acent sites		3
Mitigation measure				Total sco
none indentified	_			13
Support?	Need to combine v	with other sites:	Suitability fo	or partial development:
yes	no		n/a	
Highways Agency				
n/a				
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology a	nd LCC Ecology Officer:	Bounda	ary Amendment	
Supported				
Natural England:				
<b>Education</b>				
Drainage/Water/Floodir	<u>ng</u>			
Environment Agency Com	iments:	Environment	Agency Constraint	ts:
Yorkshire Water Commen	ts:	Yorkshire Wa	ter Waste Water Ti	reatment Works Comme
LCC Flood Risk Managem	ent:			
<u>Utilities</u>				

Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage Leeds City Council: West Yorkshire Archaeology English Heritage:	Service:		
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)		· · ·
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)	·	
Experience of previous	Yes	No	Unknown
encampments	(Text)		
Conclusion of Asses	sment		
Conclusion summary:			
	over. Suitable in principle for resid		erly identified for housing on
the withdrawn East and South Ea	ast Leeds (EASEL) Area Action Pla	an.	
Site Capacity (dwellings units):	: 15 <b>Floo</b>	rspace sq m (Non reside	ntial):
Residential Conclusion:	Retail Conclusion	ո։	<b>Employment Conclusion:</b>
Green	Not assessed		Not assessed

Site Name: Kendall Drive, Halton Moor

Site Ref: 2142

# **Site Details**

 Northing:
 433219
 Area sq m:
 27539.23
 Ward
 Temple Newsam

 Easting:
 434377
 Area Ha:
 2.753923
 HMCA:
 Inner Areas

# Site Characteristics

# Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):2268.06Distance to bus stop (metres)115.92Nearest Railway StationCross GatesBus Stop ID4629

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# **UDP Designation**

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

# Natural Resources and waste DPD (if applicable)

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

Planning App No.	Proposal	Received	Decision	Status	Site %
21/54/98/DN	Determination to demolish 87 dwellings	05/02/1998	11/03/1998	PAG	91.17

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

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

East Leeds

SHLAA Conclusions			
Availability: Medium term (6-10 y Suitability: Ye	es	Achievability: M	ledium term (6-10 years)
Summary of Infrastructure provider c	omments and o	ther planning	g requirements
Leeds City Council Highways inc Metro			
Accessibility comment			Rank (1-5)
4buses per hour, 100% primary, 100% health, 100% s	secondary		5
Access Comments			Rank (1-5)
access achievable			5
Local network comment			Rank (1-5)
local congestion. Potential cumulative impact with ad	ljacent sites		3
Mitigation measure			Total score
none indentified			13
Support? Need to combine	with other sites:		r partial development:
yes no		n/a	
Highways Agency Potential for cumulative impact in combination with oth Leeds cluster.  Network Rail:	her sites. If site still incl	luded at next sift as	ssess as part of East
Biodiversity			
West Yorkshire Ecology and LCC Ecology Officer: Supported	: Boundar	y Amendment	
Natural England:			
<u>Education</u>			
Drainage/Water/Flooding			
Environment Agency Comments:	Environment A	gency Constraint	<b>s</b> :
Yorkshire Water Comments:	Yorkshire Wate	er Waste Water Tr	eatment Works Comme
LCC Flood Risk Management:			

<u>Utilities</u>

Site Ref:	2143	Site Name:	Neville Road, Halton Moor			
Gas:						
Electric:						
Telecom:						
Fire and Res	scue Services:					
Built Herita	age					
Leeds City C	Council:					
West Yorksh	nire Archaeology	Service:				
English Heri	itage:					
Gypsy Ti	raveller Site	e Assessmen	t			
				Marcha		
managed	be effectively	Yes (Text)	No	Maybe		
			1			
Would gyps travellers li		Yes (Text)	No	Maybe		
site?	vo on ano	,				
Proximity to gypsies and		Yes (Text)	No			
gypsies and	u travellers	(10%)				
	of previous	Yes	No	Unknown		
encampme	nts	(Text)				
Conclusion	on of Asses	sment				
Conclusion su	ımmary:					
Vacant brownfield site, grassed over. Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.						
ine withdrawn E	tasi and South Ea	ist Leeds (EASEL) Al	ea Action Plan.			
Site Capacity (dwellings units): 110 Floorspace sq m (Non residential):						
Residential Co	onclusion:	Retai	l Conclusion:	Employment Conclusion:		
Green		Not as	ssessed	Not assessed		

# **Site Details**

Northing: 437032 Area sq m: 6732.73 Ward Killingbeck and Seacroft Easting: 434688 Area Ha: 0.673273 HMCA: Inner Areas

# Site Characteristics

#### Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):3038.34Distance to bus stop (metres)115.91Nearest Railway StationCross GatesBus Stop ID6701

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# **UDP Designation**

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

# Natural Resources and waste DPD (if applicable)

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

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

East Leeds

Gas:

Availability: Short term (0-5yrs) Suitabili	ity: Yes Achievabi	lity: Medium term (6-10 years)
summary of Infrastructure prov	ider comments and other pla	nning requirements
Leeds City Council Highways inc Met	<u>ro</u>	
Accessibility comment		Rank (1-5
4buses per hour, 100% primary, 100% health	, 100% secondary	5
Access Comments		Rank (1-5
access achievable		5
Local network comment		Rank (1-5
Potential cumulative impact with adjacent site	4	
Mitigation measure		Total scor
Pedestrian crossing facilities on Easterly road	d	14
Support? Need to co	ombine with other sites: Suital	bility for partial development:
yes with mitigation		
lighways Agency		
n/a		
Network Rail :		
<u> Biodiversity</u>		
West Yorkshire Ecology and LCC Ecology	Officer: Boundary Amendm	ent
Supported		
Natural England:		
<u>Education</u>		
Drainage/Water/Flooding Environment Agency Comments:	Environment Agency Cor	estraints:
Similar Agency Comments.	Agonoy oor	
Yorkshire Water Comments:	Yorkshire Water Waste W	ater Treatment Works Comme

Electric:						
Telecom:						
Fire and Rescue Services:						
Built Heritage Leeds City Council:						
West Yorkshire Archaeology	Service:					
English Heritage:						
Gypsy _Traveller Site	: Assessme	ent				
Could site be effectively	Yes	No		Maybe		
managed	(Text)					
		T.				
Would gypsies and travellers live on the	Yes (Text)	No		Maybe		
site?						
Ducyimity to bound	Vaa		No			
Proximity to housed gypsies and travellers	Yes (Text)		No			
Experience of previous	Yes	No		Unknown		
encampments	(Text)	140		Olikilowii		
Conclusion of Assessment						
Conclusion summary:						
Vacant brownfield site, grassed over. Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.						
the withdrawn East and South Ea	ist Leeds (EASEL)	Area Action Plan.				
Site Capacity (dwellings units): 27 Floorspace sq m (Non residential):						
Residential Conclusion:	Re	tail Conclusion:		<b>Employment Conclusion:</b>		
Green		Not assessed		Not assessed		

Site Name: Barncroft Close, Seacroft

**Site Ref: 2146** 

Site Ref: 2147B Site Name: Land to the south of Boggart Hill Gardens

#### **Site Details**

Northing: 436624 Area sq m: 55056.28 Ward Cillingbeck and Seacroft Easting: 434310 Area Ha: 5.505628 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape: Limited Tree Cover Road Frontage 

✓

Distance to Rail Station (metres): 0.00 Distance to bus stop (metres) 0.00

Nearest Railway Station Bus Stop ID

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

### **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

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

Site Ref: 2147B Site Name: Land to the south of Boggart Hill Gardens

Site Ref: 2147B Site Name: Land to the south of Boggart Hill Gardens

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

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

Site Ref: 2147B Site Name: Land to the south of Boggart Hill Gardens East Leeds **SHLAA Conclusions** Availability: Suitability: Achievability: Gypsy Traveller Site Assessment Could site be effectively No Maybe Yes managed (Text) Would gypsies and Yes No Maybe travellers live on the (Text) site? Proximity to housed No Yes gypsies and travellers (Text) **Experience of previous** No Unknown Yes (Text) encampments **Conclusion of Assessment** Conclusion summary: Former school site now grassed over. The majority of the site is designated as protected playing pitch (N6) and greenspace (N1) on the existing UDP. Site slopes from north to south, with a cluster of mature trees in the north-west of the site. Loss of greenspace would need to be considered through the greenspace review. Site Capacity (dwellings units): 0 Floorspace sq m (Non residential): 0 **Residential Conclusion: Retail Conclusion: Employment Conclusion:** Amber Not assessed Not assessed

Site Ref: 2147D Site Name: Kentmere Approach

#### **Site Details**

Northing: 436413 Area sq m: 43868.65 Ward Killingbeck and Seacroft Easting: 434643 Area Ha: 4.386865 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape: Limited Tree Cover Road Frontage 

✓

Distance to Rail Station (metres): 0.00 Distance to bus stop (metres) 0.00

Nearest Railway Station Bus Stop ID

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

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

Site Ref: 2147D Site Name: Kentmere Approach

Site Ref: 2147D Site Name: Kentmere Approach

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

Leeds Bradford Corridor:

Site Ref: 2147D Site Name: Kentmere Approach East Leeds **SHLAA Conclusions** Availability: Suitability: Achievability: Gypsy Traveller Site Assessment Could site be effectively No Maybe Yes managed (Text) Would gypsies and Yes No Maybe travellers live on the (Text) site? Proximity to housed No Yes gypsies and travellers (Text) **Experience of previous** No Unknown Yes (Text) encampments **Conclusion of Assessment** Conclusion summary: Located within the main urban area. The eastern half of site is designated greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 34, question G15. The southern side of the site is sloping. Site Capacity (dwellings units): Floorspace sq m (Non residential): 0 **Residential Conclusion: Retail Conclusion: Employment Conclusion:** Amber Not assessed Not assessed

#### **Site Details**

Northing: 436303 Area sq m: 12665.44 Ward Killingbeck and Seacroft
Easting: 435445 Area Ha: 1.266544 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Recreation & Leisure - Outdoor amenity & open space

Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Retail - Shops

Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):2037.85Distance to bus stop (metres)82.43Nearest Railway StationCross GatesBus Stop ID10737

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary: Seacroft

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

·			

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

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

Planning App No.	Proposal	Received	Decision	Status	Site %
32/12/01/SI	1 internally illuminated double sided freestanding sign to club	02/01/2001	28/02/2001	Α	18.23
H32/353/76/	Change of use of night club to warehouse and ancil lary offices.	21/04/1976	24/05/1976	R	20.26
H32/305/82/	Laying out of access road and erection of 2 storey menta lly handicapped adults residen tial centre, with wardens fl	02/08/1982	08/11/1982	W	20.54
H32/162/86/	Laying out of drainage and soa kaway, to social club.	01/08/1986	13/10/1986	А	19.83
H32/294/79/	Alterations, including new ent rance elevation and to fo rm book sales areas and buffet, to bingo and social clu	12/04/1979	11/06/1979	Α	18.23

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

East Leeds

HLAA C	conclusions					
Availability:	Short term (0-5yrs)	Suitability:	LDF to determine	Achievability:	Medium term (6	-10 years)
ummary	of Infrastructu	re provide	er comments and	other plann	ing requiren	nents
Leeds City	/ Council Highway	s inc Metro				
	y comment				ı	Rank (1-5
4buses per I	nour, 100% primary, 1	00% health, 10	0% secondary			5
Access Co	mments				'	Rank (1-5
access achi	ievable					5
Local netw	ork comment					Rank (1-5)
Potential cu	mulative impact with a	adjacent sites				3
Mitigation i	measure					Total scor
Capacity im	provements at nearby	roundabout				13
Support?		Need to comb	ine with other sites:	Suitabilit	y for partial devel	opment:
yes with mit	igation					
Highways	<u>Agency</u>					
_eeds cluste	er.	combination wit	h other sites. If site still i	ncluded at next si	ft assess as part o	f East
Network R	ail :					
Biodiversi	<u>ty</u>					
	hire Ecology and LC	C Ecology Offi	cer: Bound	lary Amendment		
Supported						
Natural Eng	land:					
<u>Education</u>						
	<u>Vater/Flooding</u>		Environment	Agency Constr	ainte:	
Environmen	nt Agency Comments	· ·	Environmen	t Agency Constra	anits.	
Yorkshire W	Vater Comments:		Yorkshire W	ater Waste Water	r Treatment Work	s Comme
LCC Flood I	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	(Text)	110	Maybe
site?			
Proximity to housed gypsies and travellers	Yes (Text)	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)		
<b>Conclusion of Asses</b>	sment		
Conclusion summary:			
Suitable in principle for residentia		ed for housing on the withdr	awn East and South East
Leeds (EASEL) Area Action Plan			
Site Capacity (dwellings units)	: 38 <b>Flo</b> o	orspace sq m (Non reside	ntial):
Residential Conclusion:	Retail Conclusion	n:	Employment Conclusion:
Green	Not assessed		Not assessed

Site Name: Baileys Lane East, Seacroft

**Site Ref: 2148** 

#### **Site Details**

Northing: 436717 Area sq m: 32899.43 Ward Killingbeck and Seacroft Easting: 435572 Area Ha: 3.289943 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Industry and business - Wholesale distribution

Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):2379.89Distance to bus stop (metres)49.30Nearest Railway StationCross GatesBus Stop ID7283

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	91.22	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?: No Within 100m of Minerals Safeguarding Site?: Yes

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

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

East Leeds

Gas:

HLAA Conclusion	าร			
Availability: Short term (0-5	5yrs) Suitability:	LDF to determine	Achievability:	Medium term (6-10 years)
Summary of Infrastr	ucture provide	er comments and	other plann	ing requirements
Leeds City Council Hig	hways inc Metro			
Accessibility comment				Rank (1-5
4buses per hour, 100% prim	nary, 100% health, 10	0% secondary		5
Access Comments				Rank (1-5
access achievable onto Ra	mshead Approach			5
Local network comment				Rank (1-5
Local congestion issues				3
Mitigation measure				Total scor
Capacity improvements at I	nearby roundabout			13
Support?	Need to comb	oine with other sites:	Suitabilit	y for partial development:
yes with mitigation				
Highways Agency				
n/a				
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology a	nd LCC Ecology Offi	icer: Bounda	ary Amendment	
Supported				
Natural England:				
<u>Education</u>				
Drainage/Water/Floodir				
Environment Agency Com		Environment	Agency Constra	aints:
			- g,	
v				w
Yorkshire Water Comment	:S: 	Yorkshire Wa	ter waste Wate	r Treatment Works Comme
LCC Flood Risk Managem	ent:			
<u>Utilities</u>				

Site Ref: 2149	Site Name:	Ramshead Approac	ch, Seacroft
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeolog	/ Service:		
English Heritage:			
Gypsy _Traveller Sit	e Assessmen	t	
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)	INO	Olikilowii
Conclusion of Asses	cmont		
Conclusion of Asses	Sillelli		
Conclusion summary:			
			sting UDP. Suitable in principle for would need to be considered through
Site Capacity (dwellings units	15	Floorspace sq m (No	n residential):
Residential Conclusion:	Retai	I Conclusion:	<b>Employment Conclusion:</b>
Amber	Not a	ssessed	Not assessed

Site Ref: 2150A Site Name: Brooklands Avenue, Seacroft

#### **Site Details**

Northing: 435728 Area sq m: 18843.78 Ward Cillingbeck and Seacroft Easting: 434580 Area Ha: 1.884378 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Residential - Dwellings

Existing Use 2: Vacant and derelict - Vacant land

Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Boundaries: Existing well defined

Natural Landscape: No Tree Cover Road Frontage 

✓

Distance to Rail Station (metres): 0.00 Distance to bus stop (metres) 0.00

Nearest Railway Station Bus Stop ID

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## UDP Designation

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

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

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

Site Ref: 2150A Site Name: Brooklands Avenue, Seacroft

Site Ref: 2150A Site Name: Brooklands Avenue, Seacroft

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

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

Site Ref: 2150A Site Name: Brooklands Avenue, Seacroft East Leeds **SHLAA Conclusions** Availability: Suitability: Achievability: 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 No Yes (Text) gypsies and travellers **Experience of previous** Unknown Yes No (Text) encampments **Conclusion of Assessment** Conclusion summary: Brownfield site within the main urban area. Suitable in principle for residential development. Site Capacity (dwellings units): Floorspace sq m (Non residential): 0 **Residential Conclusion: Retail Conclusion: Employment Conclusion:** Not assessed Not assessed

Site Ref: 2150C Site Name: South Parkway, Seacroft

#### **Site Details**

Northing: 435495 Area sq m: 21553.71 Ward Killingbeck and Seacroft Easting: 434558 Area Ha: 2.155371 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Residential - Dwellings

Existing Use 3:
Neighbouring Use 1
Neighbouring Use 2:
Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape: No Tree Cover Road Frontage 

✓

Distance to Rail Station (metres): 0.00 Distance to bus stop (metres) 0.00

Nearest Railway Station Bus Stop ID

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

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

Site Ref: 2150C Site Name: South Parkway, Seacroft

Site Ref: 2150C Site Name: South Parkway, Seacroft

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

Site Ref: 2150C Site Name: South Parkway, Seacroft East Leeds **SHLAA Conclusions** Availability: Suitability: Achievability: Gypsy Traveller Site Assessment Could site be effectively No Maybe Yes managed (Text) Would gypsies and Yes No Maybe travellers live on the (Text) site? Proximity to housed No Yes gypsies and travellers (Text) **Experience of previous** No Unknown Yes (Text) encampments **Conclusion of Assessment** Conclusion summary: Brownfield site within the main urban area. Suitable in principle for residential development. A small part of the site is designated greenspace (N1)on the existing UDP, however this will not affect the development potential of the majority of the site. Site Capacity (dwellings units): 0 Floorspace sq m (Non residential): 0 **Residential Conclusion: Retail Conclusion: Employment Conclusion:** Not assessed Not assessed

#### **Site Details**

Northing: 431853 Area sq m: 12443.01 Ward Beeston and Holbeck Easting: 427971 Area Ha: 1.244301 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Industry and business - Wholesale distribution

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Recreation & Leisure - Indoor sport facility

Neighbouring Use 2: Other

Neighbouring Use 3:

Other uses: MOT garage/car dealership

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1876.48Distance to bus stop (metres)55.55Nearest Railway StationCottingleyBus Stop ID9863

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

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

	•				
Planning App No.	Proposal	Received	Decision	Status	Site %
PREAPP/09/00030		01/04/2009	14/08/2009	PRENOT	98.51
21/316/04/OT	Outline application to erect car dealership to dairy site	14/10/2004	12/01/2005	Α	96.31
21/342/93/FU	External staircase to dairy and additional doorway	07/12/1993	03/02/1994	Α	75.30
21/236/95/FU	Roller shutter to side of dairy	20/09/1995	23/10/1995	Α	99.24
21/254/93/FU	Use of social club site as parking area	08/09/1993	20/12/1993	Α	23.54
08/01902/OT	Outline application to erect car dealership	31/03/2008	27/06/2008	Α	99.24
H21/290/79/	Alterations and addition of tw o 68, 19 0 litres, milk silos, at baker y for dairy, including	30/05/1979	03/07/1979	W	74.80
06/01045/OT	Demolition of existing Co-op dairy depot and re-development of land for Use Class B1/B2/B8 purposes MAJ	14/02/2006	04/08/2006	Α	98.51
H21/659/79/	Addition of 1.22m aluminium cl ad extension to 22.25m high chimney, to bakery.	27/12/1979	28/01/1980	Α	74.42
H21/269/75/	Laying out of roads and erecti on of phase 1a devel opment comprising 7 warehouse units, each with toilets an	29/05/1975	01/09/1975	Α	25.05
H21/485/75/	Laying out of access roads, an d erection of 8 warehouseunits in one group of 5 and one of 3, each unit with toilets, 4	26/09/1975	03/11/1975	А	25.05
H21/514/76/	Laying out of roads and sewers for industrial use.	14/09/1976	20/12/1976	Α	25.05
H21/346/78/	Change of use of bakery to who lesale warehouse.	21/06/1978	25/08/1978	W	74.53
H21/529/75/	1 non-illuminated wall-sign, s ize 3m (9ft.10ins) x 1.75m (5ft.8ins), height above grou nd 10m (33ft) (underside	17/10/1975	24/11/1975	Α	74.40
H21/78/91/	Addition of external fire esca pe staircase and detachedmilk silo to dairy.	21/03/1991	09/05/1991	Α	66.33
21/14/94/FU	1.8m high boundary fence to front	12/01/1994	01/12/1994	W	75.30

## 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 ar	ea)?
Would development of the site effectively "round off" the settlement pattern?:	
Do natural/physical features provide a good existing barrier between existing urb	en 🗌
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 ar	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?	or
Does the site include grade 1, 2, or 3a agricultural land?	
Does the site contain buildings?	al 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 histo feature?	rical
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Overdit Ordinates (17000) Valion Considered.	
Greenbelt Assessment Conclusion:	
Greenbert Assessment Conclusion:	
Conformity with Core Strategy	
Main Urban Area Main Urban Area Extension	Brownfield
Major Settlement  Major Settlement Extension	Greenfield
Smaller Settlement	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	s Gateway: 0.00

East Leeds

Gas:

HLAA Conclusions						
Availability: Unknown	Suitability:	No	,	Achievability:	Unknown	
ummary of Infrastructur	e provide	er commen	ts and otl	her plann	ing require	ements
Leeds City Council Highways	inc Metro					
Accessibility comment						Rank (1-5)
Good accessibility						5
Access Comments					l	Rank (1-5)
Access achievable						5
Local network comment						Rank (1-5)
spare capacity but some cumulative	issues					4
Mitigation measure						Total score
						14
	eed to comb	ine with other	sites:	Suitability	y for partial de	velopment:
yes						
Highways Agency						
Network Rail :						
Biodiversity						
West Yorkshire Ecology and LCC	Ecology Offi	cer:	Boundary	Amendment		
Supported						
Natural England:						
<u>Education</u>						
<u>Drainage/Water/Flooding</u> Environment Agency Comments:		Env	ironment Ag	ency Constra	nints:	
<u> </u>						
Yorkshire Water Comments:		Yor	kshire Water	Waste Water	Treatment W	orks Comme
LCC Flood Risk Management:						
<u>Utilities</u>						
Stilles						

Site Ref: 3009	Site Name:	Land at Gelde Wortley, LS12		rfields Road,
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage Leeds City Council:				
West Yorkshire Archaeology English Heritage:	Service:			
Gypsy _Traveller Site	e Assessmen	t		
Could site be effectively	Yes	No		Maybe
managed	(Text)			
Would gypsies and	Yes	No		Maybe
travellers live on the site?	(Text)			
Site !				
Proximity to housed	Yes		No	
gypsies and travellers	(Text)			
Experience of previous	Yes	No		Unknown
encampments	(Text)			
Conclusion of Asses	sment			
Conclusion summary:				
Not within residential area. Site t	oetter suited for empl	oyment use.		
Site Capacity (dwellings units):	: 45	Floorspace s	q m (Non residen	tial):
Residential Conclusion:	Retai	Conclusion:		Employment Conclusion:
Red	Not as	ssessed		Green

4AA

#### **Site Details**

Northing: 428283 Area sq m: 24821.61 Ward Middleton Park Easting: 431170 Area Ha: 2.482161 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Office

Existing Use 2: Industry and business - Storage

Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale

Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape: No Tree Cover Road Frontage 

☑

Distance to Rail Station (metres): 4186.46 Distance to bus stop (metres) 87.31

Nearest Railway Station Cottingley Bus Stop ID 5609

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
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?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
Site		Site Type	
Holmewell Road HWS Middleton		General Waste Management Sites	

Talling Histo	· <b>,</b>				
Planning App No.	Proposal	Received	Decision	Status	Site %
H22/270/91/	Alterations, to form light eng ineering and vehicle servi cing workshop with offices, ca nteen and toilets, to part of	04/11/1991	17/12/1991	Α	99.47
H21/55/82/	90, 920 litre above ground dies el storage tank to bus depot .	19/03/1982	26/04/1982	Α	99.50
H22/121/89/	One non-illuminated individual letter sign, size 1.50m x 3m, height above ground 4.2 5m (underside), to warehouse.	10/05/1989	24/07/1989	А	99.42
H22/123/89/	One non-illuminated logo sign, size 2m x 1.75m, height above ground 7.75m (underside), to warehouse.	10/05/1989	24/07/1989	Α	99.42
08/06735/FU	Replacement 25m high lattice telecommunications mast to chimney of offices	09/12/2008	30/01/2009	Α	99.50
H22/196/88/	Change of use, involving alter ations of bus depot, to offic es, warehouse and vehicle work shops.	06/09/1988	08/11/1988	Α	99.73
H22/191/86/	2.4m high security fence and g ates, to bus depot.	07/11/1986	01/12/1986	А	99.72
H22/71/88/	Change of use of bus depot to engineering and comme rcial vehicle fitting works.	07/04/1988	11/05/1988	Α	99.54
22/5/00/FU	2.4m high entrance gates to warehouse, associated security lighting and amendments to boundary fencing	06/01/2000	26/05/2000	Α	99.50
22/244/92/FU	Detached fuel filling facilities	05/11/1992	22/12/1992	Α	99.77
09/01727/FU	Single storey retail store, with service yard, car parking and landscaping	22/04/2009	15/03/2010	R	95.47
10/04652/FU	Single storey retail store with service yard, car parking and landscaping	12/10/2010	07/01/2011	W	95.38
11/04785/EXT	Extension of time of planning application 08/06735/FU for replacement 25m high lattice telecommunications mast to chimney of offices	15/11/2011	30/01/2012	W	99.50
H22/122/89/	One internally illuminated ind ividual letter sign, size4.9m x 1.5m, height above ground 15 .5m (underside), to warehouse.	10/05/1989	24/07/1989	Α	99.42
PREAPP/09/00010		30/01/2009		PRECAP	100.00
H22/120/89/	One non-illuminated individual letter sign, size 1m x 2m, h eight above ground 5m (undersi de), to warehouse.	10/05/1989	24/07/1989	Α	99.42

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

Check the unrestricted sprawl of large built	t up areas	
Would development lead to/constitute ribbon of	development?	
Would development result in isolated develope	ment?	
Is the site well connected to built up area (2+ b	ooundaries with existing built up area)?	
Would development of the site effectively "rou	nd off" the settlement pattern?:	
Do natural/physical features provide a good exarea and undeveloped land?		
Overall sprawl conclusion:		
Prevent neighbouring towns from merging		
Would development of the site lead to physical	Il connection of settlements?	
Do natural/physical features provide a good edevelopment?	xisting barrier/boundary to contain	
Overall Coalescence Conclusion:		
Assist in safeguarding countryside from er	ncroachment	
Is there a strong defensible boundary between	n the site and the existing urban area?	
Does the site provide access to the countrysic	le?	
Does the site include local or national conserv	ration designated areas?	
Does the site include areas of woodlands, tree significant unprotected tree/hedge cover?	es, hedgerows that are protected, or	
Does the site include grade 1, 2, or 3a agricult	tural land?	
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Conclusion	1	
Preserve the setting and special character	of historic towns	
Is the site within or adjacent to a conservation feature?	area, listed building or other historical	
If yes, could development preserve this characteristics	cter?:	
Overall Character Preservation Conclusion:		
Greenbelt Assessment Conclusion:		
Conformity with Care Strate	017	
Conformity with Core Strate	9y 	
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 Gatev	<i>y</i> ay: 0.00

East Leeds

Gas:

HLAA Conclusions	S			
Availability: Short term (0-5y	rrs) Suitability:	Yes	Achievability: I	Medium term (6-10 years)
Summary of Infrastru	ıcture provide	r comments and	l other plannin	g requirements
Leeds City Council High	ways inc Metro			
Accessibility comment				Rank (1-5)
4buses per hour, 100% prima	ry, 100% health, 0%	secondary		4
Access Comments				Rank (1-5
access achievable				
Local network comment				Rank (1-5
Potential cumulative impact v	with adjacent sites			
·	•			4
Mitigation measure				Total scor
				13
Support?	Need to combi	ine with other sites:	Suitability f	or partial development:
yes	no		n/a	
Highways Agency				
n/a				
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology and	LCC Ecology Office	cer: Boun	dary Amendment	
Supported				
Natural England:				
<u>Education</u>				
Drainage/Water/Flooding	=	Environmor	st Aganay Canatrain	<b>t</b> o.
Environment Agency Comm	ents:	Environmen	t Agency Constrain	13.
Yorkshire Water Comments		Vorkshiro W	lator Wasto Wator T	reatment Works Comme
TOTASTILLE WATER COMMINERES	•	TORSHIFE W	raici vvasie vvaler i	readificity works comme
LCC Flood Risk Managemer	 nt:			
<u>Utilities</u>				

Could site be effectively managed  Would gypsies and travellers live on the site?  Proximity to housed gypsies and travellers  Froximity to housed gypsies and travellers  Froximity to housed (Text)  Experience of previous encampments  Yes No Unknown  Conclusion of Assessment  Conclusion summary:  In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):							
Built Heritage Leeds City Council: West Yorkshire Archaeology Service: English Heritage:  Could site be effectively	Electric:						
Built Heritage Leeds City Council: West Yorkshire Archaeology Service: English Heritage:  Gypsy_Traveller Site Assessment  Could site be effectively	Telecom:						
Leeds City Council:  West Yorkshire Archaeology Service: English Heritage:  Could site be effectively managed  Yes No Maybe  (Text)  Would gypsies and travellers live on the site?  Proximity to housed gypsies and travellers  (Text)  Experience of previous encampments  Yes No Unknown  (Text)  Conclusion of Assessment  Conclusion summary:  In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.	Fire and Rescue Services:						
Leeds City Council:  West Yorkshire Archaeology Service: English Heritage:  Could site be effectively managed  Could gypsies and travellers live on the site?  Proximity to housed gypsies and travellers  Text)  Experience of previous encampments  Yes No Maybe  Text)  Experience of previous encampments  Conclusion of Assessment  Conclusion summary:  In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):	Built Heritage						
Could site be effectively managed  Would gypsies and travellers live on the site?  Proximity to housed gypsies and travellers  Experience of previous encampments  Text  Conclusion of Assessment  Conclusion summary:  In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):							
Could site be effectively managed  Yes No Maybe  Would gypsies and travellers live on the site?  Proximity to housed gypsies and travellers  (Text)  Experience of previous encampments  Yes No Maybe  (Text)  Text)  Conclusion of Assessment  Conclusion summary:  In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units): 74 Floorspace sq m (Non residential):	West Yorkshire Archaeology	Service:					
Could site be effectively managed  Would gypsies and travellers live on the site?  Proximity to housed gypsies and travellers  Froximity to housed gypsies and travellers  Froximity to housed (Text)  Experience of previous encampments  Yes No Unknown  Conclusion of Assessment  Conclusion summary:  In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):	English Heritage:						
Could site be effectively managed  Would gypsies and travellers live on the site?  Proximity to housed gypsies and travellers  Froximity to housed gypsies and travellers  Froximity to housed (Text)  Experience of previous encampments  Yes No Unknown  Conclusion of Assessment  Conclusion summary:  In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):							
Would gypsies and travellers live on the site?  Proximity to housed gypsies and travellers  Text  Text	Gypsy _Traveller Site Assessment						
Would gypsies and travellers live on the site?  Proximity to housed gypsies and travellers  Text  Text  Text  No  Waybe  Text	Could site be effectively	Yes	No	Maybe			
travellers live on the site?  Proximity to housed gypsies and travellers  (Text)  Experience of previous encampments  Yes No Unknown  (Text)  Conclusion of Assessment  Conclusion summary: In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units): 74 Floorspace sq m (Non residential):		(Text)	1				
travellers live on the site?  Proximity to housed gypsies and travellers  (Text)  Experience of previous encampments  Yes No Unknown  (Text)  Conclusion of Assessment  Conclusion summary: In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units): 74 Floorspace sq m (Non residential):							
travellers live on the site?  Proximity to housed gypsies and travellers  (Text)  Experience of previous encampments  Yes No Unknown  (Text)  Conclusion of Assessment  Conclusion summary: In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units): 74 Floorspace sq m (Non residential):				T.,			
Proximity to housed gypsies and travellers    Yes	Would gypsies and		No	Maybe			
Experience of previous encampments  Yes No Unknown  Conclusion of Assessment  Conclusion summary:  In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units): 74 Floorspace sq m (Non residential):		(TOXI)					
Experience of previous encampments  Yes No Unknown  Conclusion of Assessment  Conclusion summary:  In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units): 74 Floorspace sq m (Non residential):							
Experience of previous encampments  Yes No Unknown  Conclusion of Assessment  Conclusion summary:  In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units): 74 Floorspace sq m (Non residential):	Proximity to housed	Yes	No				
Conclusion of Assessment  Conclusion summary:  In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):		(Text)					
Conclusion of Assessment  Conclusion summary:  In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):							
Conclusion of Assessment  Conclusion summary:  In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):				Terr			
Conclusion of Assessment  Conclusion summary: In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):			No	Unknown			
Conclusion summary:  n existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):	encampments	(10,11)					
Conclusion summary:  n existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):							
Conclusion summary:  n existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):							
n existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):	Conclusion of Assessment						
n existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.  Site Capacity (dwellings units):  74 Floorspace sq m (Non residential):							
Site Capacity (dwellings units): 74 Floorspace sq m (Non residential):	•						
	in existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.						
Residential Conclusion: Retail Conclusion: Employment Conclusion:	Site Capacity (dwellings units):	: 74	Floorspace sq m (No	n residential):			
, , , , , , , , , , , , , , , , , , ,	Residential Conclusion:	Retail (	Conclusion:	<b>Employment Conclusion:</b>			
Amber Not assessed Not assessed	Amber	Not ass	sessed	Not assessed			

Site Name: Benyon House, Ring Road, Middleton, LS10

**Site Ref: 3015** 

0RZ

#### **Site Details**

Northing: 427859 Area sq m: 142118.38 Ward Ardsley and Robin Hood Easting: 432369 Area Ha: 14.211838 HMCA: Inner Areas

### Site Characteristics

#### Land Use

Existing Use 1: Agriculture

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Agriculture

Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3: Recreation & Leisure - Outdoor sport facility

Other uses:

Site State: Greenfield

#### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):4614.96Distance to bus stop (metres)235.60Nearest Railway StationWoodlesfordBus Stop ID10715

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

### **UDP Designation**

Greenbelt - N32 (%):	99.94	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:	0.01		

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

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

0RZ

**Planning History** 

0RZ

### 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 d	levelopment?	
Would development result in isolated development	ment?	
Is the site well connected to built up area (2+ b	ooundaries with existing built up area)?	$\checkmark$
Would development of the site effectively "rour	•	Partial
Do natural/physical features provide a good ex area and undeveloped land?	sisting 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	I connection of settlements?	
Do natural/physical features provide a good exdevelopment?	kisting barrier/boundary to contain	✓
Overall Coalescence Conclusion:		
No merging of settlements		
Assist in safeguarding countryside from en	croachment	
Is there a strong defensible boundary between	the site and the existing urban area?	
Does the site provide access to the countrysid	e?	
Does the site include local or national conserv	ation designated areas?	
Does the site include areas of woodlands, tree significant unprotected tree/hedge cover?	es, hedgerows that are protected, or	
Does the site include grade 1, 2, or 3a agricult	ural land?	✓
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Conclusion	ı	
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?	area, listed building or other historical	
If yes, could development preserve this characteristics	cter?:	
Overall Character Preservation Conclusion:		
Development of the site would have no effect of	on the setting and special character of his	toric features
Greenbelt Assessment Conclusion:		
It is considered that the separation of settleme B) and the motorway	ents function of Green Belts is maintained	by the adjacent field (site
Conformity with Core Strateg	ЭУ	
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

0RZ

East Leeds

Gas:

Availability:	Suitability:		A objects litter	
wanabinty.	Suitability.		Achievability:	
ummary of Infras	tructure provider co	omments and o	other planning red	uirements
Leeds City Council Hi Accessibility comment	ghways inc Metro			Rank (1-
	nary, 0% health, 40% second	dary		4
Access Comments				Rank (1-
access achievable onto w	akefield road			5
Local network comment				Rank (1-
Potential cumulative impa				
				4
Mitigation measure				Total sco
				13
Support?	Need to combine v	vith other sites:	Suitability for part	ial development:
yes	IIIO		IIVa	
Highways Agency				
_ikely to require significant	physical mitigation			
Network Rail :				
Biodiversity				
	and LCC Ecology Officer:	Bounda	ry Amendment	
Notural England				
Natural England:				
<u>Education</u>				
Drainage/Water/Flood	ing			
Environment Agency Cor	nments:	Environment A	Agency Constraints:	
Yorkshire Water Comme	nts:	Yorkshire Wat	er Waste Water Treatme	nt Works Comme
		Lemonroyd		
-CC Flood Risk Manager				

Residential Conclusion:	Retail Con	-1!	<b>-</b>	nplovment Conclusion:
Site Capacity (dwellings units):	: 373	Floorspace	sq m (Non residentia	<b>I)</b> : 0
access for residential developme settlements function of Green Be	nt. The larger site has beer Its is maintained by the adj	n split in two and acent field (site	d it is considered that B) and the motorway.	the separation of
Conclusion summary:				
Conclusion of Asses	sment			
Would gypsies and travellers live on the site?  Proximity to housed gypsies and travellers  Yes No  Text)  Frozimity to housed gypsies and travellers  Text)  Experience of previous encampments  Yes No  Unknown  Text)  Conclusion of Assessment  Conclusion summary:  Fire Belt site. The site is well connected to the urban area. It is a flat site with a long road frontage providing easy coces for residential development. The larger site has been split in two and it is considered that the separation of ettlements function of Green Belts is maintained by the adjacent field (site B) and the motorway. Part of the site is within buter South area, part in adjacent Inner Area (3.60ha, 94 capacity in adjacent area).				
encampments	( only			
Experience of previous		No		Unknown
gypsies and travellers	(lext)	_		
Proximity to housed			No	
travellers live on the site?	(lext)			
Would gypsies and		No		Maybe
manageu	(TOAU)			
Could site be effectively		No		Maybe
Gypsy I raveller Site	e Assessment			
- T !! O'				
English Heritage:				
West Yorkshire Archaeology	Service:			
Ruilt Heritage	e and Rescue Services:  iilt Heritage eds City Council: st Yorkshire Archaeology Service: glish Heritage:  psyTraveller Site Assessment  iild site be effectively			
Fire and Rescue Services:				
Telecom:				
Electric:				

Site Name: Hope Farm, Wakefield Road, Rothwell, LS26

Site Ref: 3081A

Not assessed

Not assessed

0RZ

Site Characteristics  Site Stating Use 1:  Existing Use 2:  Existing Use 3:  Neighbouring Use 1  Neighbouring Use 3:  Other uses:  Site Detail  Topography:  Boundaries:  Natural Landscape:  Distance to Rail Station (metres): 4844.88  Distance to bus stop (metres) 356.94  Nearest Railway Station  Woodlesford  Bus Stop ID  9329  SFRA Flood Zone:  Chord Zone:  Site Detail  Topography:  No Strategic Employment Buffer:  O.00  Agricultural Land Class:  Health and Safety Executive Hazard:  No Strategic Employment Buffer:  O.00  Ancient Monument/Battlefield(%):  No Conservation Areas  No Ancient Monument/Battlefield(%):  No Other comments/observations on site characteristics:  UDP Designation  Greenbelt - N32 (%):  99.94  Urban Green Corridor - N8 (%):  O.00  City Centre Primary Shopping Quarter - CC27 (%):  O.00  Town Centre - S2:  O.00	Site Detai	Is						
Site Characteristics	Northing:	427853	Area sq m:	7	9958.56	Ward	Ardsley and	Robin Hood
Existing Use 1:  Existing Use 2:  Existing Use 3:  Neighbouring Use 2 1  Neighbouring Use 3:  Other uses:  Site Detail  Topography:  Natural Landscape:  Distance to Rail Station (metres): 4844.88  Nearest Railway Station  Woodlesford  Bus Stop ID  9329  SFRA Flood Zone:  Environment Agency Flood Zone:  Health and Safety Executive Hazard:  No  Strategic Employment Buffer:  No  Ancient Monument/Battlefield(%):  No  Ancient Monument/Battlefield(%):  No  Other comments/observations on site characteristics:  UDP Designation  Greenbelt - N32 (%):  Protected Area of Search site - N34 (%):  City Centre Primary Shopping Quarter - CC27 (%):  0.00  Nature Conservation Area - N50:  No  Other?:  Proposed Greenspace - N5:  0.00  Nature Conservation Area - N50:  No  Other?:  Proposed Greenspace - N5:  0.00  Nature Conservation Area - N50:  No  No  No  No  No  No  No  No  No  N	Easting:	432133	Area Ha:	7	7.995856	HMCA:		Inner Areas
Existing Use 1:  Existing Use 2:  Existing Use 3:  Neighbouring Use 1  Neighbouring Use 2:  Neighbouring Use 3:  Other uses:  Site Detail  Topography:  Natural Landscape:  Distance to Rail Station (metres): 4844.88  Nearest Railway Station  Woodlesford  Bus Stop ID  9329  SFRA Flood Zone:  Chevironment Agency Flood Zone:  No Strategic Employment Buffer:  O.00  Agricultural Land Class:  Health and Safety Executive Hazard:  No Strategic Employment Buffer:  O.00  Ancient Monument/Battlefield(%):  O.00  Conservation Areas  No  Other comments/observations on site characteristics:   UDP Designation  Greenbelt - N32 (%):  Protected Area of Search site - N34 (%):  O.00  City Centre Primary Shopping Quarter - CC27 (%):  Allotments - N1:  O.00  Other?:  Proposed Greenspace - N5:  O.00  Nature Conservation Area - N50:  Other?:  Proposed Greenspace - N5:  O.00  Nature Conservation Area - N50:  Other?:	Site Chara	acteristics						
Existing Use 2:  Existing Use 3:  Neighbouring Use 1  Neighbouring Use 3:  Other uses:  Site State:  Site Detail  Topography:  Natural Landscape:  Distance to Rail Station (metres): 4844.88  Nearest Railway Station  Woodlesford  Bus Stop ID  9329  SFRA Flood Zone:  Environment Agency Flood Zone:  Environment Agency Flood Zone:  No  Strategic Employment Buffer:  No  Conservation Areas  No  Ancient Monument/Battlefield(%):  No  Other comments/observations on site characteristics:   UDP Designation  Greenbelt - N32 (%):  Protected Area of Search site - N34 (%):  On  Greenspace - N1:  Allotments - M1A:  On  Other?:  Proposed Greenspace - N5:  No  No  No  No  No  No  No  Other?:  Proposed Greenspace - N5:  No  No  No  No  No  No  No  No  No  Other?:  Proposed Greenspace - N5:  No  No  No  No  No  No  No  No  No  N	Land Use							
Existing Use 3:  Neighbouring Use 1  Neighbouring Use 2:  Neighbouring Use 3:  Other uses:  Site Detail  Topography:  Natural Landscape:  Distance to Rail Station (metres): 4844.88  Nearest Railway Station  Nearest Railway Station  Woodlesford  Bus Stop ID  9329  SFRA Flood Zone:  Environment Agency Flood Zone:  No Strategic Employment Buffer:  No Conservation Areas  No Ancient Monument/Battlefield(%):  No Other comments/observations on site characteristics:  UDP Designation  Greenbelt - N32 (%):  Protected Area of Search site - N34 (%):  O,00  Allotments - N1:  Allotments - N1:  O,00  Allotments - N1:  O,00  Allotments - N1:  O,00  Other?:  Proposed Greenspace - N5:  No  Nother Conservation Area - N50:  Other Conservation Area - N50:  Other?:  O,00  Other?:  O,00  Other?:  O,00  Other?:  O,00  Other?:  Oodlights of Way:  Oodlights of W	Existing Use 1:							
Neighbouring Use 1 Neighbouring Use 2: Neighbouring Use 3: Other uses: Site State: Site Detail Topography: Natural Landscape: Distance to Rail Station (metres): 4844.88 Distance to bus stop (metres) 356.94 Nearest Railway Station Woodlesford Bus Stop ID 9329 SFRA Flood Zone: Environment Agency Flood Zone: 0.00 Agricultural Land Class: Health and Safety Executive Hazard: No Strategic Employment Buffer: 0.00 Ancient Monument/Battlefield(%): 0.00 Cher comments/observations on site characteristics:  UDP Designation  Greenbelt - N32 (%): Protected Area of Search site - N34 (%): 0.00 City Centre Primary Shopping Quarter - CC27 (%): Allotments - N1: Allotments - N1: Allotments - N1: O.00 Cher?: Proposed Greenspace - N5: Noundaries: Nou	Existing Use 2:	:						
Neighbouring Use 2: Neighbouring Use 3: Other uses: Site State: Site Detail Topography: Natural Landscape: Distance to Rail Station (metres): 4844.88 Nearest Railway Station Noodlesford Nearest Railway Station Noodlesford	Existing Use 3:	:						
Neighbouring Use 3: Other uses: Site State: Site Detail Topography: Natural Landscape: Distance to Rail Station (metres): 4844.88 Nearest Railway Station Noundlesford Noundle	Neighbouring U	Jse 1						
Other uses:           Site State:         Site Detail           Topography:         Boundaries:           Natural Landscape:         Road Frontage           Distance to Rail Station (metres):         4844.88           Nearest Railway Station         Woodlesford           Bus Stop ID         9329           SFRA Flood Zone:         0.00           Environment Agency Flood Zone:         0.00           Health and Safety Executive Hazard:         No           Strategic Employment Buffer:         0.00           Health and Safety Executive Gas Pipeline:         No           Conservation Areas         No           Ancient Monument/Battlefield(%):         0.00           Listed Buildings:         No           Other comments/observations on site characteristics:    UDP Designation  Greenbelt - N32 (%):  Protected Area of Search site - N34 (%):  0.00  Rural Land - RL1: 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  Nature Conservation Area - N50: 0.00  Other Conservation Area - N50: 0.00  Protected Area of Search Site - N50: 0.00  Nature Conservation Area - N50: 0.00  Protected Area of Search Site - N50: 0.00  Note of the Area - N50: 0.00  Note o	Neighbouring U	Jse 2:						
Site State:    Site Detail   Topography:   Boundaries:	Neighbouring U	Jse 3:						
Site Detail	Other uses:							
Natural Landscape:   Road Frontage   Distance to Rail Station (metres): 4844.88   Distance to bus stop (metres) 356.94     Nearest Railway Station   Woodlesford   Bus Stop ID   9329     SFRA Flood Zone:   0.00   Within 300m of retail centre boundary:     Environment Agency Flood Zone:   0.00   Agricultural Land Class:     Health and Safety Executive Hazard:   No Strategic Employment Buffer:   0.00     Health and Safety Executive Gas Pipeline:   No Conservation Areas   No Ancient Monument/Battlefield(%):   0.00   Listed Buildings:   No Public Rights of Way:   No	Site State:							
Natural Landscape:         Road Frontage         □           Distance to Rail Station (metres):         4844.88         Distance to bus stop (metres)         356.94           Nearest Railway Station         Woodlesford         Bus Stop ID         9329           SFRA Flood Zone:         0.00         Within 300m of retail centre boundary:           Environment Agency Flood Zone:         0.00         Agricultural Land Class:           Health and Safety Executive Hazard:         No         Strategic Employment Buffer:         0.00           Health and Safety Executive Gas Pipeline:         No         Conservation Areas         No           Ancient Monument/Battlefield(%):         0.00         Listed Buildings:         No           Other comments/observations on site characteristics:         No           UDP Designation         Other comments/observations on site characteristics:           UDP Designation         Urban Green Corridor - N8 (%):         0.06           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?:	Site Detail							
Distance to Rail Station (metres): 4844.88 Distance to bus stop (metres) 356.94  Nearest Railway Station Woodlesford Bus Stop ID 9329  SFRA Flood Zone: 0.00 Within 300m of retail centre boundary: Environment Agency Flood Zone: 0.00 Agricultural Land Class: Health and Safety Executive Hazard: No Strategic Employment Buffer: 0.00 Health and Safety Executive Gas Pipeline: No Conservation Areas No Ancient Monument/Battlefield(%): 0.00 Listed Buildings: No  Public Rights of Way: No  Other comments/observations on site characteristics:  UDP Designation  Greenbelt - N32 (%): 99.94 Urban Green Corridor - N8 (%): 0.06  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	Topography:				Bound	aries:		
Nearest Railway Station Woodlesford Bus Stop ID 9329  SFRA Flood Zone: 0.00 Within 300m of retail centre boundary: Environment Agency Flood Zone: 0.00 Agricultural Land Class: Health and Safety Executive Hazard: No Strategic Employment Buffer: 0.00 Health and Safety Executive Gas Pipeline: No Conservation Areas No Ancient Monument/Battlefield(%): 0.00 Listed Buildings: No  Public Rights of Way: No  Other comments/observations on site characteristics:  UDP Designation  Greenbelt - N32 (%): 99.94 Urban Green Corridor - N8 (%): 0.06 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	Natural Landso	cape:			Road F	rontage		
SFRA Flood Zone:  Environment Agency Flood Zone:  Environment Agency Flood Zone:  Health and Safety Executive Hazard:  Health and Safety Executive Hazard:  Health and Safety Executive Gas Pipeline:  No  Conservation Areas  No  Ancient Monument/Battlefield(%):  No  Other comments/observations on site characteristics:  UDP Designation  Greenbelt - N32 (%):  Protected Area of Search site - N34 (%):  Other Primary Shopping Quarter - CC27 (%):  Other Comments - N1:  Ospecial Landscape Area - N37:  Other?:  Proposed Greenspace - N5:  No  Other?:  Other?:  Other Conservation Agricultural Land Class:  No  Conservation Areail Employment Buffer:  Other Conservation Area - N50:  Other Conservation Agricultural Land Class:  No  Conservation Areail Employment Buffer:  Other Conservation Area - N50:  Other Conservation Agricultural Land Class:  No  Conservation Areail Employment Buffer:  Other Conservation Area - N50:  Other Strategic Employment Buffer:  Other Class:  Other Conservation Agricultural Land Class:  No  Conservation Agricultural Land Class:  No  Conservation Area - N50:  Other Strategic Employment Buffer:  Other Strategic Employm	Distance to Ra	il Station (metres):	4844.88		Distan	ce to bus stop (metres)	356.94	
Environment Agency Flood Zone:  Health and Safety Executive Hazard:  No Strategic Employment Buffer:  O.00  Health and Safety Executive Gas Pipeline:  No Conservation Areas  No Ancient Monument/Battlefield(%):  O.00  Public Rights of Way:  Other comments/observations on site characteristics:  UDP Designation  Greenbelt - N32 (%):  Protected Area of Search site - N34 (%):  Otty Centre Primary Shopping Quarter - CC27 (%):  O.00  Greenspace - N1:  O.00  Agricultural Land Class:  Urban Grean  Urban Green Corridor - N8 (%):  O.00  Rural Land - RL1:  O.00  Greenspace - N1:  O Special Landscape Area - N37:  O.00  Allotments - N1A:  Proposed Greenspace - N5:  O.00  Nature Conservation Area - N50:  O Other?:	Nearest Railwa	ay Station	Woodlesford		Bus St	op ID	9329	
Health and Safety Executive Hazard:  No Strategic Employment Buffer:  O.00 Health and Safety Executive Gas Pipeline:  No Conservation Areas  No Ancient Monument/Battlefield(%):  O.00 Listed Buildings:  No  Other comments/observations on site characteristics:  UDP Designation  Greenbelt - N32 (%):  Protected Area of Search site - N34 (%):  Oity Centre Primary Shopping Quarter - CC27 (%):  Oity Centre Primary Shopping Quarter - CC27 (%):  Oity Centre Primary Shopping Quarter - Oity Oity Centre Primary Shopping Quarter - Oity Oity Centre Primary Shopping Quarter - Oity Oity Oity Oity Oity Oity Oity Oity	SFRA Flood Zo	one:		0.00	Within	300m of retail centre be	oundary:	
Health and Safety Executive Gas Pipeline:  No Conservation Areas  No Ancient Monument/Battlefield(%):  Outpublic Rights of Way:  Other comments/observations on site characteristics:  UDP Designation  Greenbelt - N32 (%):  Protected Area of Search site - N34 (%):  Oity Centre Primary Shopping Quarter - CC27 (%):  Oity Centre Primary Shopping Quarter - CC27 (%):  Oity Centre Primary Shopping Quarter - Oity Control Contro	Environment A	gency Flood Zone:		0.00	Agricu	tural Land Class:		
Ancient Monument/Battlefield(%):  Public Rights of Way:  Other comments/observations on site characteristics:  UDP Designation  Greenbelt - N32 (%):  Protected Area of Search site - N34 (%):  City Centre Primary Shopping Quarter - CC27 (%):  Other CC27 (%):  Other CC27 (%):  Other?:  Proposed Greenspace - N5:  No  Doble Listed Buildings:  No  No  Listed Buildings:  No  No  Listed Buildings:  No  No  Listed Buildings:  No  No  Purban Green Corridor - N8 (%):  Other - N8 (%):  Ot	Health and Saf	ety Executive Hazaı	·d:	No	Strate	gic Employment Buffer:		0.00
Public Rights of Way:  Other comments/observations on site characteristics:  ### Upp Designation  Greenbelt - N32 (%):  Protected Area of Search site - N34 (%):  City Centre Primary Shopping Quarter - CC27 (%):  Greenspace - N1:  Ospecial Landscape Area - N37:  Allotments - N1A:  Proposed Greenspace - N5:  No  No  Other?:  Proposed Greenspace - N5:  Ond  Nature Conservation Area - N50:  Other Start Site - No  Other Site - No  Other Start Site - No  Other	Health and Saf	ety Executive Gas F	Pipeline:	No	Conse	rvation Areas		No
Other comments/observations on site characteristics:  UDP Designation  Greenbelt - N32 (%): 99.94 Urban Green Corridor - N8 (%): 0.06 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	Ancient Monun	nent/Battlefield(%):		0.00	Listed	Buildings:		No
UDP Designation           Greenbelt - N32 (%):         99.94         Urban Green Corridor - N8 (%):         0.06           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	Public Rights o	of Way:		No				
Greenbelt - N32 (%):       99.94       Urban Green Corridor - N8 (%):       0.06         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?:       Other?:         Proposed Greenspace - N5:       0.00       Other?:       Other?:         Nature Conservation Area - N50:       0.00       Other?:       Other?:	Other commen	ts/observations on s	ite characteristics:					
Greenbelt - N32 (%):         99.94         Urban Green Corridor - N8 (%):         0.06           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								
Greenbelt - N32 (%):         99.94         Urban Green Corridor - N8 (%):         0.06           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 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	UDP Desi	gnation						
City Centre Primary Shopping Quarter - CC27 (%):  O.00  Greenspace - N1:  O.00  Allotments - N1A:  Proposed Greenspace - N5:  Nature Conservation Area - N50:  O.00  Town Centre - S2:  O.00  Other?:  O.00  Other?:	Greenbelt - N3	32 (%):		99.94	Urban	Green Corridor - N8 (%	h):	0.06
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 Area	a of Search site - N3	34 (%):	0.00	Rural I	and - RL1:		0.00
Allotments - N1A:  Proposed Greenspace - N5:  Nature Conservation Area - N50:  0.00  Other?:  0.00  Other?:	City Centre Pr	imary Shopping Qua	arter - CC27 (%):	0.00	Town (	Centre - S2:		0.00
Proposed Greenspace - N5: 0.00  Nature Conservation Area - N50: 0.00	Greenspace -	N1:		0	Specia	I Landscape Area - N3	<b>7</b> :	0.00
Nature Conservation Area - N50: 0.00	Allotments - N	1A:		0.00	Other?	:		
	Proposed Gree	enspace - N5:		0.00				
Protected Playing Pitch - N6: 0.00				0.00				
	Protected Play	ring Pitch - N6:		0.00				

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

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

0RZ

**Planning History** 

0RZ

### 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	g built up area)?	
Would development of the site effectively "round off" the settlement p	attern?: No	
Do natural/physical features provide a good existing barrier between		
area and undeveloped land?	-	
Overall sprawl conclusion:		
Low potential to lead to unrestricted sprawl		
Prevent neighbouring towns from merging		
Would development of the site lead to physical connection of settlem	ents?	
Do natural/physical features provide a good existing barrier/boundary development?	to contain	
Overall Coalescence Conclusion:		
No merging of settlements		
Assist in safeguarding countryside from encroachment		
Is there a strong defensible boundary between the site and the existi	ng urban area?	
Does the site provide access to the countryside?		
Does the site include local or national conservation designated areas	s?	
Does the site include areas of woodlands, trees, hedgerows that are significant unprotected tree/hedge cover?	protected, or	
Does the site include grade 1, 2, or 3a agricultural land?	$\checkmark$	
Does the site contain buildings?	n agricultural use?	
Overall countryside Encroachment Conclusion		
The site does not perform an important role in safeguarding the coun	tryside from encroachment	
Preserve the setting and special character of historic towns		
Is the site within or adjacent to a conservation area, listed building or feature?	other historical	
If yes, could development preserve this character?:		
Overall Character Preservation Conclusion:		
Development of the site would have no effect on the setting and spec	cial character of historic features	5
Greenbelt Assessment Conclusion:		
Green Belt site. Not well related to the urban area and no existing de constitute urban sprawl.	fensible boundary. Developme	nt would
Conformity with Core Strategy		
Main Urban Area Main Urban Area Ext	ension 🔲 p	rownfield
Major Settlement Major Settlement Ext	noien =	Greenfield
Smaller Settlement Smaller Settlement E	vtonoion 🖃	fixed
Villages/Rural Village/Rural Extension		II/OG
Development unrelated to existing develo		
Regeneration Priority Area:	<u> </u>	
Inner South Leeds: 0.00	Aire Valley:	0.00
Leeds Bradford Corridor: 0.00	West Leeds Gateway:	0.00

0RZ

East Leeds

HLAA Conclusio	ns			
Availability:	Suitability:	A	Achievability:	
Summary of Infrastructure provider comments and other planning requirements  Leeds City Council Highways inc Metro Accessibility comment Rank (1-5) western part of 3081 not as good as eastern side  Access Comments Rank (1-5) Local network comment Rank (1-5) Potential cumulative impact with adjacent sites  Local network comment Support of the state of the				
Leeds City Council Hig	ghways inc Metro			
-			ı	Rank (1-5)
western part of 3081 not as	s good as eastern side			3
Access Comments				Rank (1-5)
access achievable onto wa	akefield road			5
				Rank (1-5)
Potential cumulative impac	ct with adjacent sites			4
Mitigation measure				Total score
				12
Support?	Need to combine wit	h other sites:	Suitability for partial	development:
	Need to combine with	Tottler sites.	Cultability for partial	development.
Highways Agency				
			in combination with othe	r sites. If site still
Network Rail :				
Biodiversity				
West Yorkshire Ecology a	and LCC Ecology Officer:	Boundary	Amendment	
Natural England:				
Education _				
Availability: Suitability: Achievability:  Summary of Infrastructure provider comments and other planning requirements  Leeds City Council Highways inc Metro  Accessibility comment Rank (1-5)  western part of 3081 not as good as eastern side 3  Access Comments Rank (1-5)  access achievable onto wakefield road 5  Local network comment Rank (1-5)  Potential cumulative impact with adjacent sites 4  Mitigation measure Total score 12  Support? Need to combine with other sites: Suitability for partial development:  yes  Highways Agency  Likely to require significant physical mitigation - Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Rothwell/Outton cluster.  Network Rail:  Biodiversity  West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment  Drainage/Water/Flooding				
Environment Agency Con	nments:	Environment Age	ency Constraints:	
Yorkshire Water Commer	nts:	Yorkshire Water	Waste Water Treatment	Works Comme
LCC Flood Risk Managen	nent:	•		

<u>Utilities</u>

Site Ref: 3081B	Rescue Services:  itage y Council: schire Archaeology Service: eritage:  Traveller Site Assessment  e be effectively			
Gas:				
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage				
Leeds City Council:				
	Service:			
English Heritage:				
Gypsy _Traveller Site	e Assessmen	t		
Could site be effectively		No		Maybe
managed	(Text)			
Would gypsies and	Yes	No		Maybe
travellers live on the site?	(Text)			
Site:				
Proximity to housed	Yes		No	
gypsies and travellers	(Text)			
Experience of previous	Yes	No		Unknown
encampments	(Text)			
	I			
Conclusion of Asses	sment			
Conclusion summary:				
	to the urban area and	I no existing defensible	e boundary. Develop	Maybe  Maybe  Unknown  ment would constitute
disan spiawi.	Rescue Services:  Pritage ity Council: rkshire Archaeology Service: Heritage:  Traveller Site Assessment  Ite be effectively   Yes   No   Maybe			
		No Maybe    No Maybe     No May		
Site Capacity (dwellings units)	: 210	Floorspace s	sq m (Non residentia	<b>I)</b> :
Residential Conclusion:	as: lectric: selecom: re and Rescue Services: willt Heritage seeds City Council: lest Yorkshire Archaeology Service: Inglish Heritage:  //PSY_Traveller Site Assessment  volid site be effectively			
Red	e Services:  incil: Archaeology Service: e:  //eller Site Assessment  effectively			

### **Site Details**

Northing: 435547 Area sq m: 24177.41 Ward Headingley 428691 Easting: Area Ha: 2.417741 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility

Existing Use 2: Community Services - Education

Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Office

Neighbouring Use 3:

Other uses:

Site State: mixed

#### Site Detail

Natural Landscape:

Topography: Sloping Boundaries: Existing well defined

Road Frontage

**~** Distance to Rail Station (metres): 872.70 Distance to bus stop (metres) 63.02 Nearest Railway Station **Burley Park** Bus Stop ID 4495

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

**Environment Agency Flood Zone:** 0.00 Agricultural Land Class:

Significant Tree Cover

0.00 Health and Safety Executive Hazard: Strategic Employment Buffer: No Health and Safety Executive Gas Pipeline: **Conservation Areas** Yes No Ancient Monument/Battlefield(%): 0.00 Listed Buildings: No

Public Rights of Way: No

Other comments/observations on site characteristics:

### **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	51.24		

### 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 %
H26/427/85/	Alterations, to form store roo ms, 2 music rooms, work rooms, interview rooms, common room and kitchen and 3 storey ext	29/11/1985	27/01/1986	Α	99.59
H26/252/81/	Listed building application to carry out alterations and e xtension, to form hall, cloakr oom and toilets, with store	31/03/1981	22/06/1981	Α	99.55
H26/219/82/	Alterations, to form activitie s room and servery, to schoo l.	04/06/1982	14/06/1982	W	99.71
H26/748/76/	Alterations to form waiting ro om and extension to form bursa rs office, to school premises.	03/09/1976	11/10/1976	А	98.58
H26/66/92/	Listed building application to erect 2 storey exten sion to form classrooms, offic e, waiting area and toilet to	20/02/1992	02/06/1992	A	99.74
08/04217/CA	Conservation Area Consent for the demolition of rear and side extensions to main school building, lean-to to stable block and greenhouse, and removal of 4 storage containers	11/07/2008	18/11/2010	АР	85.58
H26/799/80/	Alterations, to form stores and toilets, and part single and part 3 storey extension, to form hall, cloakroom,	04/11/1980	10/03/1981	А	99.42
08/04214/OT	Outline Application for residential development	11/07/2008	18/11/2010	AP	85.31
H26/251/81/	Detached music building with h all, classroom, 6 pract ice rooms, office, toilets and stores to side of school.	31/03/1981	22/06/1981	А	99.55
H26/116/82/	Alterations and extension, to form 1st, 2nd and 3rd floor classrooms, to school.	23/03/1982	12/07/1982	Α	99.66
H26/253/81/	Alterations and extension, to form hall, cloakroom and toile ts with store and office over part, to side of school.	31/03/1981	22/06/1981	Α	99.55
H26/8/90/	Alterations and second floor e xtension to form office, with external fire escape staircase, to school.	05/01/1990	14/05/1990	А	97.54
H26/57/79/	Alterations and extension, to form gymnasium equipment store , to school.	23/01/1979	19/03/1979	Α	98.58
08/04220/LI	Listed Building application for alterations of Rose Court to form 12 flats	11/07/2008	17/11/2010	AP	23.53
H26/784/80/	Listed building application to carry out alterations, to fo rm stores and toilets, and par t single and part 3 storey e	28/10/1980	10/03/1981	А	99.21
08/04216/FU	Change of use and extension including part demolition of school buildings (including library and link extension) and stable block to 32 flats and 4 terrace houses	11/07/2008	18/11/2010	AP	28.78

					,
12/01236/FU	Outline planning application including layout, scale and means of access for 48 dwellings (C3 Use Class) and full application for conversion and extension of the main school building and stable block to form 36 dwellings (C3 Use Class).	19/03/2012	21/12/2012	А	93.42
H26/212/82/	Listed building application to carry out alterations, inclu ding 4 basement windows each w ith light well and to form cl	02/06/1982	12/07/1982	Α	99.76
H26/624/89/	Alterations and extension to f orm reception and enlar ged office to school.	19/12/1989	12/02/1990	А	99.64
08/04219/FU	Change of use involving alterations of Rose Court to form 12 flats	11/07/2008	18/11/2010	AP	24.65
H26/250/81/	Alterations and extensions, to form 4 practice rooms to si de of existing class room.	31/03/1981	22/06/1981	Α	99.55

### 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 d	evelopment?	
Would development result in isolated development	nent?	
Is the site well connected to built up area (2+ b	oundaries with existing built up area)?	
Would development of the site effectively "round provided in the site effectively".	nd off" the settlement pattern?:	
Do natural/physical features provide a good ex area and undeveloped land?	isting barrier between existing urban	
Overall sprawl conclusion:		
Prevent neighbouring towns from merging		
Would development of the site lead to physical	I connection of settlements?	
Do natural/physical features provide a good exdevelopment?	xisting barrier/boundary to contain	
Overall Coalescence Conclusion:		
Assist in safeguarding countryside from en	croachment	
Is there a strong defensible boundary between	the site and the existing urban area?	
Does the site provide access to the countrysid	e?	
Does the site include local or national conserv	ation designated areas?	
Does the site include areas of woodlands, tree significant unprotected tree/hedge cover?	s, hedgerows that are protected, or	
Does the site include grade 1, 2, or 3a agricult	ural land?	
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Conclusion	ı	
Preserve the setting and special character	of historic towns	
Is the site within or adjacent to a conservation feature?	area, listed building or other historical	
If yes, could development preserve this characteristics	cter?:	
Overall Character Preservation Conclusion:		
Greenbelt Assessment Conclusion:		
Conformity with Core Strateg	ЗУ	
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	<i>y</i> ay: 0.00

East Leeds

Gas:

Availability: Short term (0-5yrs) Suitability	y: Yes	Achievability: Short te	rm (0-5yrs)
ummary of Infrastructure provi	der comments an	d other planning req	uirements
Leeds City Council Highways inc Metro	<u>o</u>		
Accessibility comment			Rank (1-5
Public Transport Core Strategy standards met	schools/health/rail, some	local services distant	5
Access Comments			Rank (1-5
No vehicle access from Headingley Lane, miti	igation to TROs on Victori	a Road	4
Local network comment			Rank (1-5
Local congestion but brownfield site with mitig	ation measures		4
Mitigation measure			Total sco
Alterations to waiting restrictions on Victoria R	Road		13
Support? Need to co	mbine with other sites:	Suitability for parti	al development:
yes with mitigation no		yes	
lighways Agency			
<u></u>			
Network Rail :			
<u>Biodiversity</u>			
Nest Yorkshire Ecology and LCC Ecology C	Officer: Bou	ndary Amendment	
Supported - but bat roost on site.			
Natural England:			
<u>Education</u>			
<u> Drainage/Water/Flooding</u>			
Environment Agency Comments:	Environme	ent Agency Constraints:	
orkshire Water Comments:	Yorkshire	Water Waste Water Treatme	nt Works Comme
.CC Flood Risk Management:			
<b>3</b> · · ·			

Telecom:					
Fire and Rescue Services:					
Built Heritage					
Leeds City Council:					
West Yorkshire Archaeology	Service:				
English Heritage:					
_ngnon rio.nago.					
Gypsy <sub>-</sub> Traveller Site	Assess	ment			
Could site be effectively	Yes		No		Maybe
managed	(Text)		-		1 - 7
Would gypsies and	Yes		No		Maybe
travellers live on the	(Text)				
site?					
				Τ	
Proximity to housed	Yes (Text)			No	
gypsies and travellers	(Text)				
Experience of previous	Yes		No		Unknown
encampments	(Text)		INO		OTIKITOWIT
	, ,				
Conclusion of Asses	sment				
Conclusion summary:					
Outline planning application for 4	8 dwellings ar	nd conversion appro	ved Dec	2012 (12/01236/F	:11)
oddino pianning application for 4	o awanings ar	ia conversion appro	vca bcc	2012 (12/01230/1	0).
Site Capacity (dwellings units)	:	65 Floo	rspace	sq m (Non reside	ntial):
Residential Conclusion:		Retail Conclusion	ո։		<b>Employment Conclusion:</b>
Green		Not assessed			Not assessed

Site Name: Leeds Girls High School, Headingley, LS6

Site Ref: 3137

Electric:

Site Ref: 3143 Site Name: Cambrian Street, LS11

#### **Site Details**

Northing: 431807 Area sq m: 8521.41 Ward Beeston and Holbeck 429345 Easting: Area Ha: 0.852141 HMCA: Inner Areas

#### Site Characteristics

### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Sloping Boundaries: Partially well-defined

Natural Landscape: No Tree Cover Road Frontage Distance to Rail Station (metres): 1426.60 Distance to bus stop (metres) 209.85 Nearest Railway Station Leeds City Bus Stop ID 3591

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

**Environment Agency Flood Zone:** 0.00 Agricultural Land Class:

Health and Safety Executive Hazard: 0.00 Strategic Employment Buffer: No Health and Safety Executive Gas Pipeline: **Conservation Areas** No No Ancient Monument/Battlefield(%): 0.00 Listed Buildings: No No

Public Rights of Way:

Other comments/observations on site characteristics:

#### **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	4.66
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:	7.57	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?: No Within 100m of Minerals Safeguarding Site?: No Site Ref: 3143 Site Name: Cambrian Street, LS11

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H21/341/80/	Laying out of public open spac e to cleared site (site area 1.68ha) (this item is also not ice under regulation4 (1) of t	15/07/1980	18/08/1980	Α	62.16
H21/44/77/	Outline application to erect 1 90 dwellings, consisting of 30 , 2 bedroom 3 person flats in 15, 2 storey units 7, 5 bedro	26/01/1977	09/05/1977	Α	27.20
08/03019/LA	Outline application for residential development and provision of open space	20/05/2008	10/12/2008	А	98.92
H21/393/77/	Laying out of access roads and erection of 193 dwell ings, comprising thirty, 2 bed room 3 person flats, in fifteen	05/08/1977	19/09/1977	Α	24.68

Site Ref: 3143 Site Name: Cambrian Street, LS11

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

#### Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in isolated development? Is the site well connected to built up area (2+ boundaries with existing built up area)? Would development of the site effectively "round off" the settlement pattern?: Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land? Overall sprawl conclusion: Prevent neighbouring towns from merging Would development of the site lead to physical connection of settlements? Do natural/physical features provide a good existing barrier/boundary to contain development? Overall Coalescence Conclusion: Assist in safeguarding countryside from encroachment Is there a strong defensible boundary between the site and the existing urban area? Does the site provide access to the countryside? Does the site include local or national conservation designated areas? Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricultural land? Does the site contain buildings? Are these in agricultural use? Overall countryside Encroachment Conclusion Preserve the setting and special character of historic towns Is the site within or adjacent to a conservation area, listed building or other historical feature? If yes, could development preserve this character?: Overall Character Preservation Conclusion: **Greenbelt Assessment Conclusion:** Conformity with Core Strategy Main Urban Area 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: 0.00 Inner South Leeds: 100.00 Aire Valley: Leeds Bradford Corridor: 0.00 West Leeds Gateway: 0.00

Site Ref: 3143 Site Name: Cambrian Street, LS11

East Leeds

Gas:

SHLAA Conclusions	
Availability: Short term (0-5yrs) Suitability: Yes Achievability: Short t	erm (0-5yrs)
Summary of Infrastructure provider comments and other planning re	quirements
Leeds City Council Highways inc Metro	
Accessibility comment	Rank (1-5)
Good accessibility	5
Access Comments	Rank (1-5)
Access from Normanton Place	5
Local network comment	Rank (1-5)
spare capacity but some cumulative issues	4
Mitigation measure	Total score
	14
Support? Need to combine with other sites: Suitability for par	tial development:
Yes	
Highways Agency	
Network Rail :	
Biodiversity	
West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment	
Supported	
Natural England:	
Education	
Drainage/Water/Flooding	
Environment Agency Comments: Environment Agency Constraints:	
Yorkshire Water Comments: Yorkshire Water Waste Water Treatm	ent Works Comme
LCC Flood Risk Management:	
<u>Utilities</u>	

Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage Leeds City Council: West Yorkshire Archaeology English Heritage:	Service:			
Gypsy _Traveller Site	Assessme	ent		
Could site be effectively managed	Yes (Text)	No		Maybe
Would gypsies and travellers live on the site?	Yes (Text)	No		Maybe
Proximity to housed	Yes		No	
gypsies and travellers	(Text)			
Experience of previous	Yes	No		Unknown
encampments	(Text)			
Conclusion of Asses	sment			
Conclusion summary:				
Site within urban area. Currently for residential development.	open space but r	not designated as greens	space on the existin	g UDP. Suitable in principle
Site Capacity (dwellings units):	2	21 Floorspace	sq m (Non resider	ntial):
Residential Conclusion:	Re	etail Conclusion:		Employment Conclusion:
Green	No	ot assessed		Not assessed

Site Name: Cambrian Street, LS11

Site Ref: 3143

#### **Site Details**

Northing: 434792 Area sq m: 6136.96 Ward e Park and Woodhouse Easting: 430089 Area Ha: 0.613696 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):1649.16Distance to bus stop (metres)65.41Nearest Railway StationLeeds CityBus Stop ID8509

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

### **UDP Designation**

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

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

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

### **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
08/02860/LA	Outline application for residential development	06/05/2008	19/09/2008	А	98.50
H26/450/79/	Laying out and landscaping, to form public open space, to ea ch of 3 vacant sites and layin g out and landscapin	14/05/1979	06/08/1979	Α	70.32
10/05208/FU	Refurbishment of dwelling houses (including some recladding) new boundary walls, alley gates and landscaping	17/11/2010	11/03/2011	Α	98.95
12/9/00128/MOD	Refurbishment of dwelling houses (including some recladding) new boundary walls, alley gates and landscaping NON MATERIAL AMENDMENT to 10/05208/FU: Change to bin store siting and increase in car parking provision	15/06/2012	10/07/2012	M01	98.95
PREAPP/06/00211		07/11/2006	01/01/2010	PRECAG	99.19

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

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

East Leeds

Gas:

SHLAA Conclusions					
Availability: Short term (0-5yrs) Suita	ability: Yes		Achievability:	Short term (0-5	yrs)
Summary of Infrastructure pro	ovider com	ments and o	ther plann	ing requirer	ments
Leeds City Council Highways inc M	letro				
Accessibility comment					Rank (1-5)
Meets Core Strategy standards close to Bl	enheim Terrace	and city centre			5
Access Comments				'	Rank (1-5)
Access from Hawkins Drive may require in	nprovements to	junction			4
Local network comment				'	Rank (1-5)
Possible cummulative impact but ok for 31	l units				5
Mitigation measure					Total score
none					14
Support? Need to	combine with	other sites:	Suitability	for partial deve	elopment:
yes			yes		
Highways Agency					
Network Rail:					
<u>Biodiversity</u>					
West Yorkshire Ecology and LCC Ecolog	gy Officer:	Boundar	y Amendment		
Supported					
Natural England:					
<u>Education</u>					
Drainage/Water/Flooding					
Environment Agency Comments:		Environment A	gency Constra	ints:	
Yorkshire Water Comments:		Yorkshire Wate	er Waste Water	Treatment Wor	ks Comme
LCC Flood Risk Management:					
<u>Utilities</u>					

Site Ref: 31	50	Site Name:	Leicester Plac	ce, Hyde Parl	k LS7
Electric:					
Telecom:					
Fire and Rescue	Services:				
Built Heritage					
Leeds City Coun	ncil:				
West Yorkshire		Service:			
English Heritage	9:				
O T	- II O'I -				
Gypsy <sub>-</sub> Trav	eller Site	Assessmen	ιτ		
Could site be e	effectively	Yes	No		Maybe
managed		(Text)			
Would gypsies	and	Yes	No		Maybe
travellers live of	on the	(Text)			17
site?					
Donation to the least		V		- NI-	
Proximity to he gypsies and tra		Yes (Text)		No	
9,70.00					
Experience of	previous	Yes	No		Unknown
encampments		(Text)			
<b>Conclusion</b>	of Assess	sment			
Conclusion summ	oru				
Although not design		snace on the existir	an LIDP the site is use	ed as onen snace a	nd provides a buffer betweer
the housing estate a	and highway.	space on the existin	ig ODI , the site is use	ou as open space a	ina provides a buner between
Site Capacity (dwe	ellings units):	31	Floorspace	sq m (Non residen	tial):
Residential Conclu	usion:	Reta	il Conclusion:		Employment Conclusion:
Red		Not a	ssessed		Not assessed

#### **Site Details**

Northing: 436185 Area sq m: 5516.35 Ward Killingbeck and Seacroft
Easting: 435645 Area Ha: 0.551635 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Transport - Car Parks

Existing Use 3:

Neighbouring Use 1 Vacant & Derelict - Vacant building

Neighbouring Use 2: Community Services - Medical & Health care services

Neighbouring Use 3: Retail - Shops

Other uses:

Site State: greenfield

#### Site Detail

Topography: Sloping Boundaries: Partially well-defined

Natural Landscape:Significant Tree CoverRoad Frontage✓Distance to Rail Station (metres):1852.63Distance to bus stop (metres)72.38Nearest Railway StationCross GatesBus Stop ID2040

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary: Seacroft

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

### **UDP Designation**

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

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

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

## **Planning History**

**Site Ref: 3153** 

Planning App No.	Proposal	Received	Decision	Status	Site %
07/02646/OT	Outline application to erect public house/restaurant and wine bar	23/04/2007	25/07/2007	W	74.25
08/05000/OT	Outline Application to erect residential development	20/08/2008	03/03/2009	Α	98.48
32/154/00/SI	Illuminated & non illuminated signs to proposed supermarket and petrol filling station	17/05/2000	27/07/2000	А	14.86
0-32/8/99/MOD	New build centre complex including new bus station an petrol filling station	23/04/1999	27/04/1999	M01	100.00
H32/109/85/	Listed building consent applic ation to demolish outbu ilding to school.	08/05/1985	18/07/1985	W	41.99
H32/524/76/	Change of use, involving alter ations, of toilet block to army cadet force centre, w ith office, store, ser	09/06/1976	27/07/1976	A	41.15
H32/33/90/	Detached doctors surgery, comp rising consulting rooms, exami nation rooms, treatment room, nurses room, offices, w	01/02/1990	02/05/1990	А	34.00
10/05150/FU	Retrospective application for formation of a dot com charging area within the existing car park	12/11/2010	26/11/2010	ND	14.86
32/188/96/OT	Outline application to erect district centre with highway improvements car parking and landscaping	30/08/1996	06/03/1997	А	100.00
H32/183/88/	Alterations and 2 storey exten sion to form additional offic es and layout additional car p arking spaces, to offices.	07/06/1988	01/08/1988	Α	19.25
H32/72/76/	Laying out of access road, and erection of 2 storey proba tion and after-care centre, co mprising offices, store room	28/01/1976	15/03/1976	Α	20.30
H32/312/89/	Outline application to layout access and erect doctors surge ry with pharmacy/chemists shop and first floor flat to va	01/09/1989	20/11/1989	А	34.17
06/03429/ADV	Replacement and additional internally illuminated and non illuminated gantry, freestanding, fascia, panel and directional signage to supermarket, petrol filling station and car park	05/06/2006	19/07/2006	А	70.05
32/73/01/SN	10 non illuminated double sided freestanding signs to shopping complex	21/02/2001	29/03/2001	А	20.92
11/02447/FU	Extension to roof plant enclosure and amendments to access/ egress and car parking layout	13/06/2011	09/09/2011	А	14.86
32/214/98/RM	Supermarket and 15 two storey retail units with bus station landscaping and car parking	16/09/1998	01/02/1999	А	100.00
07/06354/OT	Outline application to erect detached public house, restaurant and wine bar	11/10/2007	23/01/2008	R	74.25

32/236/95/FU	Alterations single storey extension new glazed entrance canopy and part new roof to enclose part of courtyard	09/11/1995	21/12/1995	A	27.10
H32/1079/78/	Addition of 2 gas heating unit s and resiting of 2 gas meter s, to shopping centre. (this i tem is also notice under regu	03/11/1978	22/01/1979	Α	22.18
32/247/97/OT	Outline application for retail development, bus station and petrol filling station	30/09/1997	27/03/1998	Α	100.00
PREAPP/06/00217		25/10/2006		PRECAP	11.57
H32/38/82/	Change of use, involving alter ations, of basement car park to skill centre, with manageme nt centre and industrial	28/01/1982	02/03/1982	A	10.75
32/183/99/FU	Extension to side of proposed superstore and laying out of car parks	13/08/1999	13/03/2000	Α	14.86
H32/79/75/	Outline application to erect p robation and after-care centr e, to vacant site. (site area 0.1ha (0.25acre)).	27/01/1975	28/04/1975	Α	21.03
H32/184/89/	Listed building application to demolish wall and toiletblock to school.	17/05/1989	27/07/1989	Α	22.97
H32/445/81/	Change of use of basement car park to skills centre andindus trial units. (this item is als o notice under regulation	14/08/1981	28/09/1981	W	14.70
H32/997/79/	Internally illuminated double sided suspended canop y signs, size of each 1.88m x 0.2m height of each above grou	25/09/1979	12/11/1979	Α	21.97

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

East Leeds

Gas:

SHLAA Conclusions						
Availability: Short term (0-5yrs)	Suitability:	Yes	А	chievability:	Short term (0-5)	vrs)
Summary of Infrastruct	ure provide	er comment	s and oth	er planni	ing requiren	nents
Leeds City Council Highway	s inc Metro					
Accessibility comment						Rank (1-5)
Good accessibility						5
Access Comments					J.	Rank (1-5)
Access ok from Seacroft Crescer	nt					5
						D 1 (4.5)
Local network comment						Rank (1-5)
congestion issues						3
Mitigation measure						Total scor
						13
Support?	Need to comb	ine with other s	ites:	Suitability	for partial deve	lopment:
yes						
Highways Agency						
Network Rail :						
<u>Biodiversity</u>						
West Yorkshire Ecology and LC	C Ecology Offi	icer:	Boundary A	Amendment		
Supported						
Natural England:						
<u>Education</u>						
Drainage/Water/Flooding		F			·	
Environment Agency Comment	5:	Envir	onment Age	ncy Constra	ints:	
Yorkshire Water Comments:		York	shire Water \	Waste Water	Treatment Work	s Comme
LCC Flood Risk Management:						
<u>Utilities</u>						

Site Ref: 3153	Site Name:	Seacroft Cres	scent, LS14	
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage Leeds City Council:				
West Yorkshire Archaeology English Heritage:	Service:			
Gypsy _Traveller Site	e Assessmen	t		
				Moules
Could site be effectively managed	Yes (Text)	No		Maybe
Would gypsies and	Yes	No		Maybe
travellers live on the	(Text)	INO		Maybe
site?				
Proximity to housed	Yes		No	
gypsies and travellers	(Text)		110	
Experience of previous	Yes	No		Unknown
encampments	(Text)			- Cinarowii
Conclusion of Asses	sment			
Conclusion summary:				
Previous permission for care hon	ne so principle of resi	dential use has been	established and is ac	cceptable.
Site Capacity (dwellings units)	: 13	Floorspace	sq m (Non residentia	al):
Residential Conclusion:	Retai	il Conclusion:	Er	mployment Conclusion:
Green				

#### **Site Details**

Northing: 432346 Area sq m: 3546.17 Ward Beeston and Holbeck Easting: 429201 Area Ha: 0.354617 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Residential - Dwellings

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Recreation & Leisure - Outdoor amenity & open space

Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):977.33Distance to bus stop (metres)65.59Nearest Railway StationLeeds CityBus Stop ID14268SFRA Flood Zone:0.00Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

### **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	7.61
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	Shopping Quarter - CC27 (%): 0.00 Town Centre - S2:		0.00
Greenspace - N1:	7.61	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?: No Within 100m of Minerals Safeguarding Site?: No

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
08/04333/LA	Outline Application for residential development	18/07/2008	10/12/2008	Α	99.50
10/05225/FU	Refurbishment of dwelling houses and flats (including some recladding) new boundary walls, alley gates and landscaping	17/11/2010	01/03/2011	A	100.00
ENQ/12/00450	Temporary bin storage area, relocate alleygate and cycle store, reconfiguration of raised allotments, reinstatement of existing ramp	11/06/2012	21/06/2012	PD	100.00
21/168/94/FU	Change of use of store to community room	26/07/1994	30/09/1994	Α	14.95
21/272/01/FU	Addition of 6 antennae and 4 dishes to existing stub mast and equipment cabin to roof of flats	17/05/2001	06/12/2001	Α	14.00

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

#### Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in isolated development? Is the site well connected to built up area (2+ boundaries with existing built up area)? Would development of the site effectively "round off" the settlement pattern?: Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land? Overall sprawl conclusion: Prevent neighbouring towns from merging Would development of the site lead to physical connection of settlements? Do natural/physical features provide a good existing barrier/boundary to contain development? Overall Coalescence Conclusion: Assist in safeguarding countryside from encroachment Is there a strong defensible boundary between the site and the existing urban area? Does the site provide access to the countryside? Does the site include local or national conservation designated areas? Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricultural land? Does the site contain buildings? Are these in agricultural use? Overall countryside Encroachment Conclusion Preserve the setting and special character of historic towns Is the site within or adjacent to a conservation area, listed building or other historical feature? If yes, could development preserve this character?: Overall Character Preservation Conclusion: **Greenbelt Assessment Conclusion:** Conformity with Core Strategy Main Urban Area 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: 0.00 Inner South Leeds: 100.00 Aire Valley: Leeds Bradford Corridor: 0.00 West Leeds Gateway: 0.00

East Leeds

**Utilities** 

SHLAA Conclusions		
Availability: Short term (0-5yrs) Suitability: Yes	Achievability	: Short term (0-5yrs)
Summary of Infrastructure provider co	mments and other plan	ning requirements
Leeds City Council Highways inc Metro		
Accessibility comment Good accessibility		Rank (1-5)
Good accessibility		5
Access Comments		Rank (1-5)
Access ok from Meynell Approach		5
Local network comment		Rank (1-5)
spare capacity but some cumulative issues		4
Mitigation measure		Total score
		14
Support? Need to combine wi	h other sites: Suitabili	ity for partial development:
yes		
Highways Agency		
Network Rail :		
Biodiversity		
West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendmen	t
Supported with mitigation to plant a native species-rich hedgerow/band of native scrub along the boundary with Matthews Churchyard LNA.	St.	
Natural England:		
<u>Education</u>		
<u>Drainage/Water/Flooding</u>		
Environment Agency Comments:	Environment Agency Const	raints:
Yorkshire Water Comments:	Yorkshire Water Waste Water	er Treatment Works Comme
LCC Flood Risk Management:		

Site Ref: 3191	Site Name: Meyn	eli Heights L511	
Gas:			
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy Traveller Site	e Assessment		
		N	104
Could site be effectively managed	Yes (Text)	No	Maybe
<b>9</b> -2			
		1	
Would gypsies and travellers live on the	Yes (Text)	No	Maybe
site?	(10/4)		
Proximity to housed gypsies and travellers	Yes (Text)	No	
gypsies and travellers	(TOX)		
Experience of previous	Yes (Text)	No	Unknown
encampments	(Text)		
Conclusion of Asses	sment		
Conclusion summary:			
Brownfield site within urban area.	Suitable in principle for housi	ng.	
Site Capacity (dwellings units):	55 <b>F</b>	loorspace sq m (Non reside	ential):
Residential Conclusion:	Retail Conclus	sion:	Employment Conclusion:
Green	Not assessed		Not assessed

Site Ref: 3197 Site Name: Cambridge Road LS7

## **Site Details**

Northing: 435109 Area sq m: 3487.59 Ward e Park and Woodhouse Easting: 430158 Area Ha: 0.348759 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):1973.18Distance to bus stop (metres)69.21Nearest Railway StationLeeds CityBus Stop ID14121SFRA Flood Zone:0.00Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	99.97	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)

Site Ref: 3197 Site Name: Cambridge Road LS7

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
08/02845/LA	Outline application for residential development	06/05/2008	19/09/2008	А	99.57
10/05221/FU	Refurbishment of dwelling houses and flats (including some recladding) new boundary walls, alley gates and landscaping	17/11/2010	11/03/2011	Α	99.66
PREAPP/06/00211		07/11/2006	01/01/2010	PRECAG	99.77

Site Ref: 3197 Site Name: Cambridge Road LS7

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

Leeds Bradford Corridor:

Site Ref: 3197 Site Name: Cambridge Road LS7

East Leeds

Gas:

SHLAA Conclusions			
Availability: Short term (0-5yrs) Suitab	ility: Yes	Achievability:	Short term (0-5yrs)
Summary of Infrastructure pro	vider comment	s and other planr	ning requirements
Leeds City Council Highways inc Me	etro_		
Accessibility comment			Rank (1-5)
Meets Core Strategy standards but lacking s	ome local services ar	d rail	4
Access Comments			Rank (1-5)
Adequate frontage Cambridge Road			5
Local network comment			Rank (1-5)
Previous approval on the site some mitigati	on		4
Mitigation measure			Total scor
previously approved scheme			13
Support? Need to	combine with other s	ites: Suitabili	ty for partial development:
yes with mitigation no		yes	
Highways Agency			
Network Rail :			
<u>Biodiversity</u>			
West Yorkshire Ecology and LCC Ecolog	y Officer:	Boundary Amendmen	t
Supported			
Natural England:			
<u>Education</u>			
Drainage/Water/Flooding			
Environment Agency Comments:	Envi	onment Agency Constr	aints:
Yorkshire Water Comments:	York	shire Water Waste Wate	er Treatment Works Comme
LOO Flood Bird M			
LCC Flood Risk Management:			
<u>Utilities</u>			

Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Company Transcaller City			
Gypsy _Traveller Site	Assessment		
Could site be effectively	Yes (Text)	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)		
	<u> </u>		
<b>Conclusion of Asses</b>	sment		
Conclusion summary:			
<u> </u>	the existing UDP. Site	is adjacent a fairly densely b	uilt up residential area is sloping and
performs an important function a	s greenspace.		
Site Capacity (dwellings units)	: 22	Floorspace sq m (No	n residential):
Residential Conclusion:	Retail C	Conclusion:	Employment Conclusion:
Red	Not ass	essed	Not assessed

Site Name: Cambridge Road LS7

Site Ref: 3197

## **Site Details**

Northing: 433907 Area sq m: 27652.14 Ward City and Hunslet Easting: 428422 Area Ha: 2.765214 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Industry and business - Wholesale distribution

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Industry and business - Storage

Neighbouring Use 2: Industry and business - Wholesale distribution

Neighbouring Use 3: Industry and business - Manufacturing & Wholesale

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1373.10Distance to bus stop (metres)97.62Nearest Railway StationBurley ParkBus Stop ID9924

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

## **Planning History**

Site Ref: 3390

Planning App No.	Proposal	Received	Decision	Status	Site %
H26/473/80/	Laying out of drainage, to dai ry.	17/04/1980	14/07/1980	Α	97.12
H26/476/80/	Amendment to previous applicat ion involving 27, 277 litre s underground diesel oil tank, 36, 369 litres undergroun	17/04/1980	14/07/1980	А	97.12
20/466/96/FU	Extension to form loading and unloading platform and recladding to depot	06/09/1996	31/10/1996	Α	97.06
20/166/96/FU	Detached processing plant with storage tanks and altered egress and access to dairy	01/04/1996	07/12/1998	W	97.06
H20/40/87/	Alterations and extension, to form container wash, coldstore area and enlarged cartoning h all with ancillary offices, t	27/01/1987	02/03/1987	А	97.19
H20/13/91/	Addition of canopy over existi ng tanker reception area, to da iry.	15/01/1991	26/03/1991	Α	92.73
20/261/96/FU	Air conditioning units to roof of offices	06/06/1996	16/09/1996	Α	97.06
20/566/98/FU	Air conditioning units to roof of offices	24/09/1998	16/11/1998	Α	97.10
H26/668/78/	27, 277 litres (6000 galls) und erground diesel oil tank, 36, 369 litres (8000 galls) un derground petrol tan	10/07/1978	04/09/1978	А	95.24
H26/1003/79/	Addition of pump house and 2 9 0, 922 litres oil storage tanks with 3.75m high bund wall to dairy.	05/10/1979	26/11/1979	Α	95.48
20/64/95/FU	Pipebridge and screenwall to dairy	21/02/1995	05/04/1995	Α	97.06
20/425/94/FU	Two milk storage silos to dairy	05/10/1994	30/11/1994	Α	97.10
H26/84/82/	Alterations and extension, to form detergent store withstore over, to dairy.	08/03/1982	04/05/1982	Α	96.77
H20/451/86/	Alterations and extension to f orm enlarged dairy and enlar ged office to dairy.	21/10/1986	11/12/1986	W	97.16
H26/193/79/	Outline application to demolis h existing building, erect 5 storey office block with ca r parking spaces, and form n	15/03/1979	08/05/1979	Α	17.74
H26/927/75/	Outline application to erect p art 2 and part 6 store y office extension with altera tions to car parkin	30/10/1975	01/03/1976	Α	28.89
20/294/97/FU	Alterations and part new cladding to entrance to offices	20/05/1997	14/07/1997	А	97.06
H26/45/74/	Outline application to erect t wo storey ancillery offic e extensions to industrial pre mises	09/04/1974	08/10/1974	Α	15.51
H26/183/78/	Alterations and extension, to form entrance lobby, to da iry.	03/03/1978	17/04/1978	А	48.77
H20/94/92/	1 internally illuminated wall logo sign and 1 exter nally illuminated fascia sign to offices.	04/03/1992	05/11/1992	А	94.33

H26/313/80/	Alterations, to form vehicle g arage and workshop with store s, offices, cloakroom and toil ets, in existing joinery sh	21/03/1980	06/05/1980	Α	97.08
PREAPP/08/00082		06/03/2008		PRENOT	15.25
H26/1028/76/	One internally ill. double sid ed box sign, size 1.07m (3ft 6ins) x 1.83m(6ft), height abo ve ground 4.8m(16ft)(underside	13/12/1976	24/01/1977	Α	28.89
H26/431/78/	Alterations and extension to f orm enlarged alternator house to depot.	05/05/1978	23/05/1978	PD	95.79
20/354/92/FU	New milk silo	29/09/1992	27/11/1992	Α	97.10
H26/570/76/	Alterations, including new equ ipment room, offices, enlar ged drawing office, new server y, lounge, dining room, acco	01/07/1976	04/10/1976	Α	10.13
H26/164/78/	Addition of 136, 383 litre (30, 000 gal) milk storage silo, to dairy.	24/02/1978	17/04/1978	PD	53.95

## 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	ı)?
Would development of the site effectively "round off" the settlement pattern?:	
Do natural/physical features provide a good existing barrier between existing urbar 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? $\hfill\Box$ 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 historic feature?	al 🗌
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Greenbelt Assessment Conclusion:	
Conformity with Core Strategy	
Main Urban Area Main Urban Area Extension	Brownfield
Major Settlement Major Settlement Extension	0 (11)
Smaller Settlement Smaller Settlement Extension	Mi l
Villages/Rural Village/Rural Extension	Mixed
Development unrelated to existing development	
Regeneration Priority Area:	
Inner South Leeds: 0.00 Aire Valley:	0.00
Leeds Bradford Corridor: 0.00 West Leeds 0	Rateway: 0.00

East Leeds

SHLAA Co	onclusions							
Availability:	Short term (0-5yrs)	Suitability:	Yes Phys	sical	Ac	hievability:	Unknown	
Summary	of Infrastruct	ture provide	r comm	nents an	d othe	er plann	ing requ	uirements
Leeds City	Council Highwa	ys inc Metro						
Accessibility	comment							Rank (1-5)
Meets Core S	trategy standards l	out distant from ra	ail					5
Access Com	nments						ř	Rank (1-5)
Adequate fro	ntage Kirkstall Roa	id						5
Local netwo	rk comment							Rank (1-5)
Congestion of	on A65							3
Mitigation m	easure							Total score
Kirkstall Road	d adjacent Quality I	Bus Initiative						13
Support?		Need to combi	ine with of	ther sites:			y for partia	I development:
yes with mition	gation	no				yes		
Highways A								
<u>Biodiversity</u>	Ĺ							
i.	ire Ecology and L			0.0	ndary Aı	mendment		
Aire an import The developm disturbance th metres from the the impact of	h mitigation. This s tant wildlife corridon nent of this site coun ne river. Set back d ne river bank and p light spillage and po ernal lighting away	r for birds, bats, or ld result in increase evelopment a min rovide tree plantin rovide feeding hal	tters and fi sed levels nimum of 2 ng to reduc	sh. of 0 ee				
Natural Engla	and:							
<b>Education</b>								
Drainage/W	ater/Flooding							
Environment	Agency Commen	ts:		Environme	ent Agen	cy Constra	aints:	I
Yorkshire Wa	ater Comments:			Yorkshire \	Water W	aste Wate	r Treatmen	t Works Comme

		Street, I	Leeds, LS3 1	
LCC Flood Risk Managemen	t:			
<u>Utilities</u> Gas:				
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage Leeds City Council:				
West Yorkshire Archaeology	Service:			
English Heritage:				
Gypsy _Traveller Site	Assess	ment		
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 Asses	sment			
Conclusion summary: In existing employment use, suita	able in principle	e for residential deve	elopment or mixed use with r	esidential on upper floors.
Site Capacity (dwellings units)	<u> </u>	134 Floor	rspace sq m (Non residenti	al):
Residential Conclusion:		Retail Conclusion	ı: E	mployment Conclusion:
Amber				

Site Name: Former Arla Site, Kirkstall Road/Washington

Site Ref: 3390

Site Ref: 3393 Site Name: 67-81 Kirkstall Road, Leeds, LS3 1LP

## **Site Details**

Northing: 433781 Area sq m: 23970.75 Ward City and Hunslet Easting: 428598 Area Ha: 2.397075 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale

Neighbouring Use 2: Industry and business - Storage
Neighbouring Use 3: Vacant and derelict - Vacant land

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1242.98Distance to bus stop (metres)146.54Nearest Railway StationLeeds CityBus Stop ID8114

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:YesStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

## **Planning History**

Site Ref: 3393

Planning App No.	Proposal	Received	Decision	Status	Site %
H26/132/74/	Amended plans of details of ap proved plans (no.ee5507 18/2/74) for 2 storey extension on piers, to printing works, to	10/05/1974	06/01/1975	Α	19.59
H20/327/83/	Alterations, including new bri ck cladding to existing build ing frontage and erection of 2 .9m high brick wall and timber	26/08/1983	03/10/1983	Α	60.20
H26/82/83/	Alterations, including new sta ircase, and to form offic es, toilets, paintshop, prepar ation bay, cleaning b	16/02/1983	25/04/1983	Α	60.34
H20/567/91/	Change of use, involving alter ations and addition of bus w ash, of vehicle workshops to b us depot.	12/12/1991	26/02/1992	Α	61.91
20/338/01/OT	Outline application to erect one 5 storey block and one 2 storey block of offices with ground floor a3 use	27/06/2001	07/04/2006	0	39.04
H26/480/75/	Outline application to demolis h existing timber storageshed, and erect 2 storey extension, comprising bus and buildi	03/06/1975	11/08/1975	Α	60.45
H26/397/80/	Alterations including new roof to machine shop.	31/03/1980	02/06/1980	Α	62.22
H20/493/90/	Alterations to form toilets, c anteen kitchen and offic es and erection of canopy to w ash area, to bus depot.	18/10/1990	14/01/1991	W	14.06
20/254/04/FU	Temporary change of use of warehouse and service yard to car park	27/05/2004	20/07/2004	R	29.44
H20/430/84/	Alterations and extension to f orm switchgear room and trans former compound, to side of fa ctory.	04/10/1984	12/11/1984	Α	20.42
H26/231/81/	2.44m high close boarded fenci ng to front of bus works hops.	30/03/1981	01/06/1981	Α	62.05

Site Ref: 3393 Site Name: 67-81 Kirkstall Road, Leeds, LS3 1LP

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

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

Site Ref: 3393 Site Name: 67-81 Kirkstall Road, Leeds, LS3 1LP

East Leeds

SHLAA Conclusions		
Availability: Short term (0-5yrs) Suitability:	Yes Physical Achievability: Short term	n (0-5yrs)
Summary of Infrastructure provide	r comments and other planning requ	irements
Leeds City Council Highways inc Metro		
Accessibility comment		Rank (1-5)
Meets Core Strategy standards but distant from ra	il	5
Access Comments	l	Rank (1-5)
Adequate frontage Kirkstall Road		5
Local network comment	'	Rank (1-5)
Congestion on A65		3
Mitigation measure		Total score
Kirkstall Road adjacent Quality Bus Initiative		13
Support? Need to combi	ine with other sites: Suitability for partial	development:
yes with mitigation no	yes	
Highways Agency		
Network Rail :		
Biodiversity		
West Yorkshire Ecology and LCC Ecology Office	cer: Boundary Amendment	
Supported with mitigation. This site lies adjacent to Aire an important wildlife corridor for birds, bats, ot The development of this site could result in increas disturbance the river. Set back development a min metres from the river bank and provide tree plantin the impact of light spillage and provide feeding hat	tters and fish. sed levels of himum of 20 hg to reduce	
Direct any external lighting away from the river.	Stat for Bato.	
Natural England:		
<b>Education</b>		
Drainage/Water/Flooding		
Environment Agency Comments:	Environment Agency Constraints:	
Yorkshire Water Comments:	Yorkshire Water Waste Water Treatment	Works Comme

Site Ref: 3393	Site Name	e: 67-81 Kirksta	all Road, Leeds,	LS3 1LP
LCC Flood Risk Managemen	t:			
<u>Utilities</u> Gas:				
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage				
Leeds City Council:				
West Yorkshire Archaeology	Service:			
English Heritage:				
Cymay Travellar City	A	- m 4		
Gypsy _Traveller Site	e Assessmo	ent		
Could site be effectively	Yes	No		Maybe
managed	(Text)			
Would gypsies and	Yes	No		Maybe
travellers live on the site?	(Text)			
Site :				
Proximity to housed	Yes		No	
gypsies and travellers	(Text)			
Experience of previous	Yes	No		Unknown
encampments	(Text)	•		
<b>Conclusion of Asses</b>	sment			
Conclusion summary:				
In existing employment use, suita	ble in principle fo	r residential developme	nt or mixed use with re	sidential on upper floors.
Site Capacity (dwellings units)	: 11	8 Floorspace	sq m (Non residentia	I):
Residential Conclusion:	Re	etail Conclusion:	En	nployment Conclusion:
Amber	No	ot assessed	No	t assessed

## **Site Details**

Northing: 434558 Area sq m: 14415.18 Ward City and Hunslet Easting: 430958 Area Ha: 1.441518 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Industry and business - Wholesale distribution

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Industry and business - Wholesale distribution

Neighbouring Use 2: Industry and business - Manufacturing & Wholesale

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape: No Tree Cover Road Frontage 

☑

Distance to Rail Station (metres): 1862.89 Distance to bus stop (metres) 88.94

Nearest Railway Station Leeds City Bus Stop ID 5616

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

- 1			

## **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)

## **Planning History**

Site Ref: 3399

Planning App No.	Proposal	Received	Decision	Status	Site %
34/207/04/SI	4 internally illuminated 1 externally illuminated and 1 non illuminated signs to commercial garage	12/07/2004	19/08/2004	Α	99.15
34/130/93/SI	Two internally illuminated fascia signs and one double sided internally illuminated free standing sign	18/05/1993	14/06/1993	A	10.65
34/292/04/FU	Addition of satellite dish to roof of car sales showroom	01/10/2004	26/11/2004	Α	42.96
07/04802/ADV	1 externally illuminated free standing pylon sign, 2 internally illuminated entrance signs and individual letter signs, 3 non-illuminated flag signs, 1 non illuminated directional sign and 1 non illuminated parking sign to car dealership.	27/07/2007	10/09/2007	А	99.92
08/04627/ADV	1 internally illuminated fascia sign; 4 internally illuminated letter signs; 1 halo illuminated sign; 3 flagpole signs; 2 internally illuminated entrance signs and 2 non illuminated signs to car dealership	01/08/2008	24/09/2008	А	99.92
H32/1123/79/	Four non-illuminated fascia si gns, size of each 3.8m x 0.4m, height of each above ground 4 .85m (underside), two non-il	22/10/1979	12/11/1979	Α	98.33
34/52/05/SI	2 internally illuminated fascia signs and 1 internally illuminated totem sign to commercial garage	19/01/2005	28/02/2005	A	99.15
H32/560/79/	One non-illuminated fascia sig n, size 32m x 1m, height abouv e ground 3.8m (underside), one internally illuminate	18/06/1979	23/07/1979	Α	98.33
H32/706/75/	One externally illuminated dou ble sided freestanding 'tote m pole' sign, size 5.25m (17f t.3ins) x 1.04m (3ft.6ins)	01/08/1975	15/09/1975	Α	99.11
08/00489/FU	Alterations, recladding and reconfiguration of car park to car dealership	28/01/2008	10/03/2008	A	99.92
34/164/04/FU	External alterations including new doors & windows to car dealers	08/06/2004	03/08/2004	Α	99.62
34/11/97/FU	Addition of 1.2m diameter satellite dish to commercial garage	21/01/1997	24/02/1997	Α	99.91
34/70/99/SI	3 internally illuminated and 9 non- illuminated garage signs	08/04/1999	14/05/1999	Α	86.60
H34/362/87/	Alterations and extension, to form parts department, with offices and reception, to comm ercial garage.	01/10/1987	23/11/1987	Α	99.55
12/03595/ADV	Two illuminated signs and one non illuminated sign to car dealership	20/08/2012	01/11/2012	Α	79.15
H32/880/80/	Alterations, to form parts dep artment and extension, toform retail area, to showrooms and workshop.	15/12/1980	19/01/1981	A	79.17
34/129/95/FU	Alterations and single storey extension to commercial garage	27/06/1995	10/08/1995	Α	99.91

10/02863/ADV	2 externally illuminated fascia signs, 1 externally illuminated freestanding double sided sign and 3 non illuminated wall mounted signs to car dealership	22/06/2010	12/08/2010	A	99.81
0-34/39/04/MOD	External alterations including new doors & windows to car dealers	18/11/2004	16/12/2004	M01	99.62
H34/15/86/	One internally illuminated wal I logo sign, size 2.44m x 0.9 1m height above ground 4m (und erside), 1 partiallyinternally	16/01/1986	21/02/1986	А	97.17
H32/851/76/	One internally illuminated, do uble sided hanging box sign, size 2.4m (7ft.11ins) x 0.4m (1ft.4ins) height above grou	15/10/1976	22/11/1976	А	99.11
H34/148/85/	Alterations and extension to f orm covered sales area and I aying out of car park to comme rcial garage.	21/05/1985	15/07/1985	А	97.65
H32/866/76/	Additional petrol pump and new petrol interceptor to pe trol service station.	15/10/1976	10/01/1977	А	99.11
09/00430/ADV	Retrospective application for 2 internally illuminated individual letter fascia signs, 1 internally illuminated entrance statement sign and 1 internally illuminated freestanding totem sign to car dealership	02/02/2009	04/03/2009	Α	98.63

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

East Leeds

Gas:

SHLAA Conclusions				
Availability: Short term (0-5yrs)	Suitability:	Yes Physical	Achievability:	Medium term (6-10 years)
Summary of Infrastructur	re provide	er comments and	other planni	ng requirements
Leeds City Council Highways	inc Metro			
Accessibility comment				Rank (1-5
Meets Core Strategy standards but	lacking some	local services and rail		4
Access Comments				Rank (1-5
Adequate frontage to Benson Stree	et .			5
Local network comment				Rank (1-5
Congestion on A61				3
Mitigation manages				Total and
Mitigation measure				Total sco
none				12
Support?	Need to comb	ine with other sites:	Suitability	for partial development:
yes	10		yes	
Highways Agency				
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology and LCC	Ecology Office	cer: Bound	ary Amendment	
Supported				
Natural England:				
<u>Education</u>				
Drainage/Water/Flooding				
Environment Agency Comments:		Environment	Agency Constra	ints:
Yorkshire Water Comments:		Yorkshire Wa	ater Waste Water	Treatment Works Comme
LCC Flood Risk Management:				
<u>Utilities</u>				

Site Ref: 3399	Site Name:	Premises at F	Roseville, Leeds	s, LS8 5DR
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage				
Leeds City Council:				
West Yorkshire Archaeology	/ Service:			
English Heritage:				
Gypsy _Traveller Sit	e Assessmen	t		
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 Asses	ssment			
Conclusion summary:				
Existing employment site, not wi	thin residential area.	Employment consider	ed more appropriate u	se.
Site Capacity (dwellings units)	: 84	Floorspace	sq m (Non residential	I):
Residential Conclusion:	Retai	il Conclusion:	Em	ployment Conclusion:
Red	Not a	ssessed	Gre	een

Site Ref: 3408 Site Name: New Wortley, Wellington Road Industrial Estate, Wellington Road, LS12 2UE, Leeds

## **Site Details**

Northing: 433449 Area sq m: 24760.10 Ward City and Hunslet Easting: 428776 Area Ha: 2.47601 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale
Neighbouring Use 2: Industry and business - Wholesale distribution

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):951.59Distance to bus stop (metres)158.23Nearest Railway StationLeeds CityBus Stop ID11060SFRA Flood Zone:1.00Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:YesStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	98.60
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)

Site Name: New Wortley, Wellington Road Industrial Estate, Wellington Road, LS12 2UE, Leeds

## **Planning History**

Site Ref: 3408

Talling Thoto	•				
Planning App No.	Proposal	Received	Decision	Status	Site %
20/410/02/SI	4 internally illuminated signs to commercial garage	07/10/2002	28/10/2002	Α	17.76
H26/438/75/	Alterations including new roll er shutter doors, to form3 blo cks of toilets, boiler room, 3 cloakrooms, cleaners r	20/05/1975	21/07/1975	Α	17.57
20/450/96/SI	4 flag signs to garage with attached light fittings to illuminate car showroom and forecourt	31/07/1996	04/11/1996	Α	17.91
20/239/96/FU	Elevational alterations to front and sides of car showroom and new boundary rail	07/05/1996	12/03/1997	Α	17.91
H26/899/79/	2 internally illuminated fasci a box signs, size of each9.76m x 1.21m height of each above ground 3.96m (underside	07/09/1979	15/10/1979	А	17.76
20/348/97/FU	Alterations and new cladding to first floor of showrooms and workshops	17/06/1997	06/04/1998	А	17.91
H20/498/86/	Alterations, including part ne w frontage, to car showr oom.	18/11/1986	22/12/1986	А	17.36
10/04649/FU	Alterations involving provision of a disabled access ramp, stepped access and new landscaping to the car park	12/10/2010	25/11/2010	W	19.21
11/00154/FU	Alterations involving provision of new pedestrian footway and access point, revised vehicular access radius and reconfiguration of car parking bays	17/01/2011	22/02/2011	Α	19.21
11/03119/FU	Alterations to form entrance to mail sorting office	22/07/2011	01/09/2011	Α	19.51
PREAPP/08/00194		29/05/2008		PRECAG	17.77
H26/111/77/	Block of 4 single storey wareh ouse units, each with toile ts and 2 storey offices, and w ith 33 car parking spaces, to	16/02/1977	21/03/1977	Α	19.39
20/66/02/FU	Change of use including alterations of distribution warehouse to postal sorting office	27/02/2002	30/04/2002	Α	17.57
11/9/00037/MOD	Alterations involving provision of new pedestrian footway and access point, revised vehicular access radius and reconfiguration of car parking bays NON-MATERIAL AMENDMENT TO 11/00154/FU: Install 1m high retaining wall	04/03/2011	18/03/2011	M01	19.21
20/104/99/FU	Addition of canopy to side of car showroom	25/02/1999	08/04/1999	А	17.72

Site Ref: 3408 Site Name: New Wortley, Wellington Road Industrial Estate, Wellington Road, LS12 2UE, Leeds

## Green Belt assessment - only completed where site is 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?			
Is the site well connected to built up a	rea (2+ boundaries with existing built up area)?			
Would development of the site effective	vely "round off" the settlement pattern?:			
Do natural/physical features provide a 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?			
Do natural/physical features provide a development?	a 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?			
Does the site provide access to the c	ountryside?			
Does the site include local or national conservation designated areas?				
Does the site include areas of woodla significant unprotected tree/hedge co	ands, trees, hedgerows that are protected, or ver?			
Does the site include grade 1, 2, or 3	a agricultural land?			
Does the site contain buildings?	Are these in agricultural use?			
Overall countryside Encroachment Co	<u>onclusion</u>			
Preserve the setting and special ch	naracter of historic towns			
Is the site within or adjacent to a consteature?	servation area, listed building or other historical			
If yes, could development preserve the	nis character?:			
Overall Character Preservation Conc	lusion:			
Greenbelt Assessment Conclusion	:			
Conformity with Core S	Strategy			
Main Urban Area	Main Urban Area Extension	Brownfi	ield	
Major Settlement	Major Settlement Extension	Greenfi	eld	
Smaller Settlement	Smaller Settlement Extension	Mixed		
Villages/Rural	Village/Rural Extension		_	
Developm	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	vay:	0.00	

Site Ref: 3408 Site Name: New Wortley, Wellington Road Industrial Estate, Wellington Road, LS12 2UE, Leeds

East Leeds

SHLAA Conclusions					
Availability: Medium term (6-10 y Suitability: Yes Achievability: Medium	term (6-10 years)				
Summary of Infrastructure provider comments and other planning rec	uirements				
Leeds City Council Highways inc Metro					
Accessibility comment	Rank (1-5)				
Meets Core Strategy standards close to city centre	5				
Access Comments	Rank (1-5)				
Adequate frontage but high percentage commercial vehicles	3				
Adoquate nontage but high percentage commondar veniores					
Local network comment	Rank (1-5)				
Possible cummulative impact but ok for 48 units	4				
	7				
Mitigation measure	Total score				
none	12				
	'-				
Support? Need to combine with other sites: Suitability for parti	al development:				
yes no yes					
Highways Agency					
Potential for cumulative impact in combination with other sites. If site still included at next sift assess a / Aire Valley cluster.	as part of city centre				
Network Rail:					
<u>Biodiversity</u>					
West Yorkshire Ecology and LCC Ecology Officer: Boundary Amendment					
Not supported (RED). This site lies between the River Aire and Leeds Liverpool Canal SEGI which is an important wildlife corridor for birds, bats, otters and fish - and will form part of the Leeds Habitat Network. Residential development of this site could result in increased levels of disturbance for the river and canal. Opportunity should be taken to remove all development from this area of land as a long-term objective - in the short-term it may be feasible to consider some re-development of this site if it delivers remediation of the land to benefit biodiversity.  Supported with mitigation if Red ha excluded and the boundary is amount of the boundary with the Canal by providing a minimum 30 River Aire and canal banks together to reduce the impact of light spillage feeding habitat for bats (directing a away from the waterways). Mitigation will be and enhance the boundary with the Canal by providing a minimum 30 River Aire and canal banks together to reduce the impact of light spillage feeding habitat for bats (directing a away from the waterways). Mitigation will be and enhance the boundary with the Canal by providing a minimum 30 River Aire and canal banks together to reduce the impact of light spillage feeding habitat for bats (directing a away from the waterways). Mitigation will be and enhance the boundary with the Canal by providing a minimum 30 River Aire and canal banks together to reduce the impact of light spillage feeding habitat for bats (directing a away from the waterways). Mitigation will be adjacent banks of the River Aire and canal banks together to reduce the impact of light spillage feeding habitat for bats (directing a away from the waterways). Mitigation will be accounted and the boundary is ama providing and enhance the boundary with the Canal by providing a minimum 30 River Aire and canal banks together to reduce the impact of light by a constant and enhance the boundary with the Canal by providing a minimum 30 River Aire and canal banks together to reduce the impact of light by a const	nended as per be required to protect e River Aire and metre buffer to the er with tree planting ge and provide any external lighting ion should also veloped area to the to become part of further west that cation and others on				
Natural England:					
Education					
Drainage/Mater/Eleeding					

#### **Drainage/Water/Flooding**

**Environment Agency Comments:** 

#### **Environment Agency Constraints:**

Site Ref: 3408	Site Name:	<b>-</b> ·	ngton Road Industrial Road, LS12 2UE, Leeds
Yorkshire Water Comments:		Yorkshire Water W	aste Water Treatment Works Comme
LCC Flood Risk Managemen	t:		
<u>Utilities</u> Gas:			
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e Assessmen	ıt	
Could site be effectively managed	Yes (Text)	No	Maybe
manageu	(TOAL)		
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 Asses	sment		
Conclusion summary:			
In existing employment use. Residevelopment or mixed use with r			ad. Suitable in principle for residential
Site Capacity (dwellings units)	: 650	Floorspace sq m (No	on residential):
Residential Conclusion:	Retai	il Conclusion:	Employment Conclusion:

Not assessed

Not assessed

Amber

Site Ref: 3411 Site Name: Site at Torre Road and Lupton Avenue, LS9 7,

## **Site Details**

Northing: 433908 Area sq m: 14929.02 Ward ntofts and Richmond Hill Easting: 432380 Area Ha: 1.492902 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape: No Tree Cover Road Frontage ✓

Distance to Rail Station (metres): 2782.24 Distance to bus stop (metres) 81.96

Nearest Railway Station Leeds City Bus Stop ID 9879

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

Site Ref: 3411 Site Name: Site at Torre Road and Lupton Avenue, LS9 7,

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
34/158/05/FU	Retrospective application for change of use of industrial warehouse to retail warehouse	19/04/2005	16/06/2005	R	15.99
H34/144/91/	Alterations including new pitc hed roof and two storey exten sion, to form staircase, to si de and porch to front of o	29/05/1991	15/08/1991	Α	83.38
H32/355/79/	Alterations to form new toilet s, and first floor exten sion, to form 3 new offices, t o depot and offices.	26/04/1979	23/07/1979	Α	17.26
34/220/97/FU	Single storey side extension to factory	06/11/1997	06/02/1998	W	15.55
H32/283/74/1	Extension, of permission, for a temporary period of on e year, for ancillary office a ccommodation, to factory pr	05/07/1976	27/07/1976	А	81.34
34/233/05/FU	Retention of aromatherapy and massage studios to first floor offices.	27/06/2005	22/08/2005	Α	16.09
34/12/00/FU	Part demolition and recladding and reroofing to 3 light industrial units	14/01/2000	10/03/2000	А	54.10
H32/283/74/	Temporary, for a period of two years, ancillary office accom modation to factory premises	27/06/1974	05/08/1974	Α	81.34
H32/283/74/3	Extension of permission for a temporary period of one year, for ancillary office accommod ation to factory. (previous	10/07/1978	25/08/1978	Α	81.34
H32/462/77/	Alterations and addition of ca nopy, to factory.	02/06/1977	11/07/1977	А	81.34
H34/347/88/	Laying out of car park and lan dscaping, to industrial compl ex.	25/08/1988	31/10/1988	Α	82.76
H32/108/77/	Detached tented store to works car park.	14/02/1977	22/02/1977	Α	81.34
H32/366/76/	Laying out of access road and enlarged car park with 2.13m (7ft) heigh steel entrance ga tes to factory and office	23/04/1976	21/06/1976	Α	81.34
H32/533/76/	Alterations and extension to f orm enlarged storage and p roduction areas, new first aid room, office and ground and	11/06/1976	02/08/1976	Α	81.34
H34/207/91/	2 externally illuminated wall signs and 1 internally illum inated individual letter sign to factory.	22/08/1991	11/10/1991	Α	14.92
H32/994/79/	Alterations, including new sta ircase, and first floor exten sion, to form laboratory, offi ces, canteen and linen and	24/09/1979	03/12/1979	А	84.44
H32/70/83/	Alterations and extension, to form dry store, to baker y.	17/02/1983	18/04/1983	А	84.44
H32/50/83/	Alterations and 2 storey exten sion to form laboratory and e nlarged office, to works.	02/02/1983	28/02/1983	Α	84.44
H34/348/88/	Change of use of works offices, to offices with 37 car p arking spaces.	25/08/1988	31/10/1988	Α	16.06

# Site Ref: 3411 Site Name: Site at Torre Road and Lupton Avenue, LS9 7, Leeds

H32/283/74/2	Extension, of permission, for a temporary period of one y ear, for ancillary office acco mmodation, to factory pr	12/07/1977	26/09/1977	A	81.34
H32/283/74/4	Extension, of permission, for a temporary period of one y ear, for ancillary office acco mmodation, to factory pr	06/08/1979	01/10/1979	Α	81.34
06/05309/FU	Alterations and new entrances to warehouse/factory unit	31/08/2006	24/11/2006	Α	36.08
H32/536/82/	Alterations and extension, to form integral storage area, to rear of bakery.	29/12/1982	07/02/1983	R	15.00

Site Ref: 3411 Site Name: Site at Torre Road and Lupton Avenue, LS9 7,

## 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 d	evelopment?	
Would development result in isolated development	nent?	
Is the site well connected to built up area (2+ b	oundaries with existing built up area)?	
Would development of the site effectively "rour	nd off" the settlement pattern?:	
Do natural/physical features provide a good ex area and undeveloped land?	isting barrier between existing urban	
Overall sprawl conclusion:		
Prevent neighbouring towns from merging		
Would development of the site lead to physica	connection of settlements?	
Do natural/physical features provide a good ex development?	isting barrier/boundary to contain	
Overall Coalescence Conclusion:		
Assist in safeguarding countryside from en	croachment	
Is there a strong defensible boundary between	the site and the existing urban area?	
Does the site provide access to the countrysid	e?	
Does the site include local or national conserva	ation designated areas?	
Does the site include areas of woodlands, tree significant unprotected tree/hedge cover?	s, hedgerows that are protected, or	
Does the site include grade 1, 2, or 3a agricult	ural land?	
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Conclusion		
Preserve the setting and special character of	of historic towns	
Is the site within or adjacent to a conservation feature?	area, listed building or other historical	
If yes, could development preserve this characteristics	ter?:	
Overall Character Preservation Conclusion:		
Greenbelt Assessment Conclusion:		
Conformity with Core Strateg	у	
Main Urban Area	Main Urban Area Extension	=
Major Settlement	Maior Colling and Friday in	Brownfield
Smaller Settlement	, , , , , , , , , , , , , , , , , , , ,	Greenfield
\(\text{''}\)		Mixed
-		
Regeneration Priority Area:	ated to existing development	
Inner South Leeds:	0.00 Aire Valley:	0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	
		-

Site Ref: 3411 Site Name: Site at Torre Road and Lupton Avenue, LS9 7,

East Leeds

Gas:

HLAA Conclusions			
vailability: Short term (0-5yrs) Suitability: Yes	Acl	nievability:	Short term (0-5yrs)
ummary of Infrastructure provider co	mments and othe	er plann	ing requirements
_eeds City Council Highways inc Metro			
Accessibility comment			Rank (1-
Good accessibility			5
Access Comments			Rank (1-
Access ok from Torre Road or Lupton Avenue			5
Local network comment			Rank (1-
congestion issues / cumulative issues			3
Misigation maccure			Total co
Mitigation measure			Total sco
			13
Support? Need to combine wi	th other sites:	Suitability	/ for partial development:
yes			
lighways Agency			
Network Rail :			
<u>Biodiversity</u>			
Vest Yorkshire Ecology and LCC Ecology Officer:	Boundary Ar	nendment	
Supported			
latural England:			
<u>Education</u>			
<u> Drainage/Water/Flooding</u>			
Environment Agency Comments:	Environment Agen	cy Constra	ints:
orkshire Water Comments:	Yorkshire Water W	aste Water	Treatment Works Comme
.CC Flood Risk Management:			

Telecom:				
Fire and Rescue Services:				
Built Heritage Leeds City Council: West Yorkshire Archaeology English Heritage:	y Service:			
Gypsy _Traveller Sit	e Assessr	ment		
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 Asses	ssment			
Conclusion summary:				
Within residential area. The site	is in existing er	mployment use but resident	ial development ac	ceptable in principle.
Site Capacity (dwellings units)	):	58 Floorspace	sq m (Non resider	ntial):
Residential Conclusion: Amber		Retail Conclusion: Not assessed		Employment Conclusion: Not assessed

Site Name: Site at Torre Road and Lupton Avenue, LS9 7,

Site Ref: 3411

Electric:

Site Ref: 3425 Site Name: 49-59 Armley Road (former Denso Marston Premises), LS12 2JL, Leeds

## **Site Details**

 Northing:
 433558
 Area sq m:
 20544.00
 Ward
 Armley

 Easting:
 427953
 Area Ha:
 2.0544
 HMCA:
 Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Retail - Shops

Neighbouring Use 3: Recreation & Leisure - Outdoor amenity & open space

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1619.65Distance to bus stop (metres)141.61Nearest Railway StationBurley ParkBus Stop ID13113SFRA Flood Zone:0.00Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	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)

Site Ref: 3425 Site Name: 49-59 Armley Road (former Denso Marston Premises), LS12 2JL, Leeds

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H24/144/77/	Alterations to form effluent t reatment plant, and addit ion of sludge collection unit, with 2.2m (7ft.2ins)	23/03/1977	14/06/1977	Α	46.58
H24/27/74/	Extend existing exhaust stack from roof of industrial works (now 6ft high) to 24ft high i n order to meet m.o.h. req	11/04/1974	10/06/1974	Α	38.48
H24/612/77/	Outline application to lay ou t access road and erect exten sion, to form service and good s inwards store, with 105 c	25/10/1977	20/03/1978	Α	32.82
H24/383/76/	Alterations, to form covered e ntrance with roller shutt er door, to works premises.	25/05/1976	15/06/1976	Α	46.58
H24/849/78/	Alterations and extension, to form service and goods inwar d store, with office, acid dip area, 4 storage bays and I	30/11/1978	18/12/1978	Α	35.21
H24/157/88/	Alterations and extension, to form plant room to roof of wo rks.	07/06/1988	25/07/1988	Α	82.33
H24/278/77/	Alterations and extension, to form enlarged prototype depar tment, to works.	25/05/1977	04/07/1977	Α	46.58
H24/848/78/	Detached single storey service and goods inwards store, with office, 3 storage bays and loading bay, and with 8	30/11/1978	08/12/1978	W	26.92
H24/31/86/	Alterations and extension to f orm loading door with canop y, to side of factory.	10/02/1986	07/04/1986	Α	80.53
H24/36/88/	Laying out of access and erect ion of 3 industrial and w arehousing units, with 30 car parking spaces and landscapin	15/02/1988	25/07/1988	А	15.25

Site Ref: 3425 Site Name: 49-59 Armley Road (former Denso Marston Premises), LS12 2JL, Leeds

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

Check the unrestricted sprawl of large built	up areas	
Would development lead to/constitute ribbon d	levelopment?	
Would development result in isolated development	ment?	
Is the site well connected to built up area (2+ b	ooundaries with existing built up area)?	
Would development of the site effectively "round development of the site effectively"	nd off" the settlement pattern?:	_
Do natural/physical features provide a good ex area and undeveloped land?	xisting barrier between existing urban	
Overall sprawl conclusion:		
Prevent neighbouring towns from merging		
Would development of the site lead to physical	I connection of settlements?	
Do natural/physical features provide a good exdevelopment?	xisting barrier/boundary to contain	
Overall Coalescence Conclusion:		
Assist in safeguarding countryside from en	ocroachment	
Is there a strong defensible boundary between	the site and the existing urban area?	
Does the site provide access to the countrysid	le?	
Does the site include local or national conserv	ation designated areas?	
Does the site include areas of woodlands, tree significant unprotected tree/hedge cover?	es, hedgerows that are protected, or	
Does the site include grade 1, 2, or 3a agricult	rural land?	
Does the site contain buildings?	Are these in agricultural use	?
Overall countryside Encroachment Conclusion	1	
Preserve the setting and special character	of historic towns	
Is the site within or adjacent to a conservation feature?	area, listed building or other historical	
If yes, could development preserve this characteristics	cter?:	
Overall Character Preservation Conclusion:		
Greenbelt Assessment Conclusion:		
Conformity with Core Strateg	<b>у</b>	
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:	100.00 West Leeds Gate	eway: 100.00

Site Ref: 3425 Site Name: 49-59 Armley Road (former Denso Marston Premises), LS12 2JL, Leeds

East Leeds

**Residential Conclusion:** 

Amber

SHLAA Conclusion	S		
Availability: Short term (0-5	yrs) Suitability:	Yes Ad	hievability: Short term (0-5yrs)
Gypsy <sub>-</sub> Traveller Si	te Assessme	nt	
Could site be effectively	Yes	No	Maybe
managed	(Text)	110	Indyso
Would gypsies and	Yes	No	Maybe
travellers live on the site?	(Text)		
Proximity to housed	Yes	No	
gypsies and travellers	(Text)	·	
<b>Experience of previous</b>	Yes	No	Unknown
encampments	(Text)		,
Conclusion of Asse	ssment		
Conclusion summary:			
Within residential area. The sit	e is in existing emplo	oyment use but residential deve	lopment acceptable in principle.
Site Capacity (dwellings units	s): 100	Floorspace sq m (N	on residential):

**Retail Conclusion:** 

Not assessed

**Employment Conclusion:** 

Not assessed

### **Site Details**

Northing: 434997 Area sq m: 28408.98 Ward Chapel Allerton Easting: 430496 Area Ha: 2.840898 HMCA: Inner Areas

### Site Characteristics

### Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale Existing Use 2: Industry and business - Wholesale distribution

Existing Use 3: Industry and business - Storage

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale

Neighbouring Use 2: Other

Neighbouring Use 3:

Other uses: car dealership
Site State: brownfield

### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1976.70Distance to bus stop (metres)105.56Nearest Railway StationLeeds CityBus Stop ID11958SFRA Flood Zone:1.00Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:YesStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# **UDP Designation**

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

# Natural Resources and waste DPD (if applicable)

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

# **Planning History**

Site Ref: 3426

Planning App No.	Proposal	Received	Decision	Status	Site %
H26/427/78/	Alterations and extension, to form additional production area and ancillary offices, canteen and kitchen, w	04/05/1978	26/06/1978	А	22.48
H26/944/78/	Alterations and extension, to form plant room, new b oiler house and oil tank enclo sure, to rear of factory	06/10/1978	27/11/1978	А	14.45
H34/154/88/	Alterations and 2 storey exten sion, and first floor exten sion, to form assembly areas, offices, locker rooms, kit	03/05/1988	20/06/1988	Α	16.27
H26/139/82/	Change of use, of factory, to recreation centre.	05/04/1982	24/05/1982	R	21.58
H26/574/80/	Laying of access to works.	25/06/1980	22/09/1980	Α	21.69
26/318/93/FU	8 light industrial units	28/09/1993	30/11/1993	Α	12.94
26/396/96/FU	Change of use and new canopy of warehouse to postal sorting office	03/10/1996	04/02/1997	Α	12.81
H26/277/91/	Alterations and extension to f orm offices to works.	22/07/1991	15/10/1991	Α	21.66
26/156/95/FU	Single storey two storey and three storey extensions and laying out of car parking to factory	26/04/1995	01/09/1995	А	28.65
H26/45/83/	Laying out of vehicular access , to builders' merchants'site.	28/01/1983	14/03/1983	R	12.77
26/714/05/FU	Laying out of car parking area and erection of first floor extension to form additional offices to warehouse	20/12/2005	28/01/2006	Α	21.66
H34/20/85/	Change of use, involving alter ations of clothing facto ry to warehouse unit with show rooms and offices, and light	30/01/1985	18/03/1985	А	21.55
H26/590/77/	Outline application to erect e xtensions, to form enlar ged single storey workshop and wc and office, to clothin	28/07/1977	07/11/1977	А	17.12
H34/282/88/	Alterations and extensions, to form delivery entrance and 2 storey offices and laying out of car parking areas with	03/08/1988	22/09/1988	Α	16.25
H34/21/85/	Change of use involving altera tions of clothing factoryto 2 warehouse units.	30/01/1985	18/03/1985	A	21.55
0-26/59/96/MOD	Single storey two storey and three storey extensions and laying out of car parking to factory	11/12/1996	08/01/1997	M01	28.65
26/515/04/FU	Addition of 6 air condenser units & relocation of plant unit with new enclosure to side & rear of manufacturers	27/07/2004	10/05/2005	Α	35.19
H26/84/74/	Brick shed for diesel generato r to rear of industrial premi ses.	17/04/1974	10/06/1974	Α	14.45
12/03675/DEM	Determination for demolition of warehouse and office block	23/08/2012	21/09/2012	R	12.05

12/04327/DEM	Determination for demolition of warehouse and office block	10/10/2012	26/10/2012	PAR	12.05
H34/19/85/	Change of use involving altera tions of clothing factoryto mo tor vehicle showroom and do it yourself centre.	30/01/1985	11/03/1985	W	21.59
H26/429/90/	Alterations and two storey ext ension, to form wareh ouse, toilets and offices, to warehouse.	30/10/1990	04/03/1991	Α	22.07
H26/62/82/	Change of use, of light indust rial unit, to warehouse, trade showroom and ancillary office s.	15/02/1982	05/04/1982	Α	21.23
H34/247/87/	Addition of 3m radio aerial to depot. (this item is also notice under regulation 4(1) of the town and c	10/07/1987	03/08/1987	Α	10.36
H26/148/80/	3 non illuminated flag signs, size of each 2m x 2m heigh t of each above ground 5.4m (u nderside), to warehouse	07/02/1980	17/03/1980	Α	12.98
H32/1088/79/	Laying out of access road and erection of single storeywareh ouse, with offices, pabx room, canteen, and toilets, a	15/10/1979	26/11/1979	Α	12.49
26/494/01/FU	Two storey extension to factory	26/11/2001	23/11/2006	0	35.19
H32/70/74/	Extension of use of cleared ho using lands for the temp orary parking of office caravans & vehicles in connect ion with t	05/04/1974	10/06/1974	A	15.56
H26/524/80/	One internally illuminated wal I sign, size 1.80m x 0.45m, height above ground 1.05m (u nderside) and one internally	22/05/1980	14/07/1980	А	12.99
H26/113/92/	Change of use, involving alter ations and extension to form corridor link of warehouse to light industrial unit.	20/03/1992	05/06/1992	Α	19.14

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

Check the unrestricted sprawl of la	rge built up areas		
Would development lead to/constitute	e ribbon development?		
Would development result in isolated	development?		
Is the site well connected to built up a	rea (2+ boundaries with existing built up area)?		
Would development of the site effective	vely "round off" the settlement pattern?:		
Do natural/physical features provide a 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?		
Do natural/physical features provide a development?	a 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?		
Does the site provide access to the c	ountryside?		
Does the site include local or national	I conservation designated areas?		
Does the site include areas of woodla significant unprotected tree/hedge co	ands, trees, hedgerows that are protected, or ver?		
Does the site include grade 1, 2, or 3	a agricultural land?		
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Co	<u>onclusion</u>		
Preserve the setting and special ch	naracter of historic towns		
Is the site within or adjacent to a consteature?	servation area, listed building or other historical		
If yes, could development preserve the	nis character?:		
Overall Character Preservation Conc	lusion:		
Greenbelt Assessment Conclusion	:		
Conformity with Core S	Strategy		
Main Urban Area	Main Urban Area Extension	Brownfi	ield
Major Settlement	Major Settlement Extension	Greenfi	eld
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		_
Developm	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	vay:	0.00

East Leeds

**Utilities** 

HLAA Conclusions  Availability: Short term (0-5yrs) Suitability: Yes	Physical	A -1-1 1-122	Madhan tana (0.40
availability. Short term (0-3yrs) Sultability. Tes	Filysical	Achievability:	Medium term (6-10 years)
Summary of Infrastructure provider co	mments and o	ther plann	ing requirements
Leeds City Council Highways inc Metro			
Accessibility comment			Rank (1-5
Good accessibility			5
Access Comments			Rank (1-
Existing access points adequate			5
Local network comment			Rank (1-5
local congestion issues but site has a fallback			4
Mitigation measure			Total sco
some local mitigaton may be required			14
Support? Need to combine w	ith other sites:	Suitabilit	y for partial development:
yes with mitigation			
Highways Agency Potential for cumulative impact in combination with othe / Aire Valley cluster.  Network Rail:	er sites. If site still inc	luded at next si	ft assess as part of city centr
Biodiversity			
West Yorkshire Ecology and LCC Ecology Officer: Supported	Boundar	ry Amendment	
Natural England:			
<u>Education</u>			
Drainage/Water/Flooding			
Environment Agency Comments:	Environment A	Agency Constra	aints:
Yorkshire Water Comments:	Yorkshire Wate	er Waste Wate	r Treatment Works Comme
LCC Flood Risk Management:			

Site Ref: 3426	Site Name:	Land between Barrack St Street, LS7 2BQ	reet and Sackville
Gas:			
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e Assessmen	t	
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 Asses	sment		
Conclusion summary:			
Adjacent to residential area (to w	est). In use as empl	oyment but residential development acc	ceptable in principle.
Site Capacity (dwellings units)	: 138	Floorspace sq m (Non reside	ential):
Residential Conclusion:	Retai	il Conclusion:	Employment Conclusion:
Amber	Not a	ssessed	Not assessed

Site Ref: 3427 Site Name: Cliffdale Road, LS7 2JH

### **Site Details**

Northing: 435901 Area sq m: 5034.43 Ward Chapel Allerton Easting: 429709 Area Ha: 0.503443 HMCA: Inner Areas

### **Site Characteristics**

### Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale

Existing Use 2: Vacant and derelict - Vacant land

Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale

Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3:

Other uses: part of site is grassed

Site State: brownfield

### Site Detail

Topography: Sloping Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1947.75Distance to bus stop (metres)115.03Nearest Railway StationBurley ParkBus Stop ID14274

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

- 1			

# **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?: No Within 100m of Minerals Safeguarding Site?: No

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H26/1152/79/	Alterations and extension, to form enlarged printing facto ry.	20/11/1979	14/01/1980	Α	55.41
26/164/96/FU	Change of use of part of warehouse to offices	03/05/1996	30/05/1996	PD	52.56
H34/9/87/	Siting of liquid petroleum gas storage compound, to build ers merchants yard.	09/01/1987	16/03/1987	A	36.83
H26/1017/77/	Single storey potato products factory, including deliv ery and dispatch areas, store, office and toilets, to vacant	08/12/1977	16/01/1978	Α	22.82
H26/547/77/	Single storey potato products factory, with deliveries, dispa tch, storage and skips areas, office, with store over, serv	13/07/1977	17/10/1977	А	22.82
08/04880/LI	Listed building application to carry out internal alterations and refurbishment of existing bar area and store to lower ground floor of university building	14/08/2008	06/11/2008	А	23.16
H26/557/77/	Laying out of access road to i ndustrial estate. (this item is also notice under reg ulation 5(2) of the town a	20/07/1977	17/10/1977	Α	34.27
H34/23/84/	Change of use, involving alter ations, of former potato proce ssing plant to painting contra ctors' depot, comprising	19/01/1984	27/02/1984	А	34.55
08/01618/FU	Single storey extension to industrial unit	18/03/2008	03/06/2008	А	29.33
H34/22/84/	One externally illuminated ind ividual letter sign, size 3.5m x 0.8m, height above grou nd 3.4m (underside), to paintin	19/01/1984	27/02/1984	А	34.55
H26/208/91/	Change of use, of part of work s to wholesale warehouse and i ndustrial unit.	31/05/1991	09/07/1991	W	62.74
H26/1255/79/	Detached single storey warehou se unit, with office and t oilets and with 2 car parking spaces to vacant site. (sit	21/12/1979	04/02/1980	А	11.05

Site Ref: 3427 Site Name: Cliffdale Road, LS7 2JH

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

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

Site Ref: 3427 Site Name: Cliffdale Road, LS7 2JH

East Leeds

SHLAA Conclusions	
Availability: Short term (0-5yrs) Suitability: Yes F	Physical Achievability: Short term (0-5yrs)
Summary of Infrastructure provider cor	mments and other planning requirements
Leeds City Council Highways inc Metro	
Accessibility comment Good accessibility	Rank (1-5)
Cood accessionity	5
Access Comments	Rank (1-5)
Cliffdale Road is ok for access subject to visibility	5
Local network comment	Rank (1-5)
congestion issues / cumulative issues	3
Mitigation measure	Total scor
	13
Support? Need to combine wit	th other sites: Suitability for partial development:
yes	
Highways Agency	
Network Rail :	
Biodiversity	
West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment
Supported with mitigation. This proposed allocation lies of Sugarwell Hill LNA which forms part of an important wildle corridor along the Meanwood Valley. The Meanwood Bed forms the northern boundary of this proposed allocation used by a number of protected species including White Carayfish, Otter and Water Vole. Most of the site has exist development, however there is a small area adjacent to the Meanwood Beck which is more sensitive. A minimum 20 buffer to be provided along the northern boundary to be protected and enhanced - use protected species surveys inform the management and enhancement of this buffer and the surveys inform the management and enhancement of this buffer and the surveys inform the management and enhancement of this buffer and the surveys inform the management and enhancement of the surveys inform the management and enhancement of this buffer and the surveys inform the management and enhancement of this buffer and the surveys inform the management and enhancement of this buffer and the surveys inform the management and enhancement of the surveys inform the surveys information the surveys info	life ck - and is Clawed ting the metre
Natural England:	25/16/
Education	
Drainage/Water/Flooding	
Environment Agency Comments:	Environment Agency Constraints:
Yorkshire Water Comments:	Yorkshire Water Waste Water Treatment Works Comme

Site Ref: 3427	Site Name:	Cliffdale Road, LS7	2JH
LCC Flood Risk Managemen	t:		
<u>Utilities</u> Gas:			
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e Assessmen	t	
Could site be effectively	Yes (Text)	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)		
	1		
Conclusion of Asses	sment		
Conclusion summary:			
Within residential area. The site	is in existing employ	ment use but residential develo	opment acceptable in principle.
Site Capacity (dwellings units)	: 18	Floorspace sq m (No	n residential):
Residential Conclusion:	Retai	I Conclusion:	<b>Employment Conclusion:</b>

Not assessed

Not assessed

Amber

### **Site Details**

Northing: 434119 Area sq m: 90020.01 Ward City and Hunslet Easting: 428517 Area Ha: 9.002001 HMCA: Inner Areas

### Site Characteristics

### Land Use

Existing Use 1: Office

Existing Use 2: Industry and business - Manufacturing & Wholesale Existing Use 3: Industry and business - Wholesale distribution

Neighbouring Use 1 Office

Neighbouring Use 2: Industry and business - Manufacturing & Wholesale

Neighbouring Use 3:

Other uses:

Site State: brownfield

### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1224.30Distance to bus stop (metres)115.87Nearest Railway StationBurley ParkBus Stop ID497

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
, , , , , , , , , , , , , , , , , , , ,			
Greenspace - N1:	0.02	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?: No

Within 100m of Minerals Safeguarding Site?:

Yes

# **Planning History**

Site Ref: 3432

Planning App No.	Proposal	Received	Decision	Status	Site %
08/06041/FU	Installation of new security fencing, gates, turnstiles, alterations to existing fencing and paving, formation of new pedestrian footpaths and installation of additional security cameras to television studio	24/10/2008	23/12/2008	А	31.67
07/00171/FU	Single storey extension for vehicle maintenance and washing facility to television studio	12/01/2007	09/03/2007	A	28.72
H34/227/88/	4 lighting columns to car park and addition of 11 surve illance cameras to television centre.	01/07/1988	01/08/1988	А	28.73
20/378/96/FU	3.7m diameter satellite dish to television centre	24/07/1996	04/09/1996	Α	29.76
H20/259/91/	Outline application to erect t ransmission centre to carpark to television studio. (site area 1.22ha)	25/06/1991	27/01/1992	A	12.27
H34/196/83/	Alterations and extension to f orm kitchen store to telev ision centre.	29/09/1983	07/11/1983	Α	28.72
H20/444/91/	Two storey transmission centre, with offices, trans mission rooms, plant rooms, to ilets and link to television	02/10/1991	31/01/1992	А	12.35
H20/445/91/	Laying out of drainage to prop osed transmission centre, to te levsion centre.	11/10/1991	03/02/1992	А	12.34
H34/276/84/	One internally illuminated wal I mounted box sign, size 10.97 m x 0.91m, height above ground 9.14m (underside), to televis	04/09/1984	15/10/1984	Α	28.60
H34/283/89/	Alterations and extension to f orm toilets to televisionstudi o.	01/06/1989	19/07/1989	Α	33.92
H34/109/87/	Alterations, including new rol ler shutter door and windo ws and to form loading bay, wo rkshops and store, to televis	20/03/1987	05/05/1987	Α	28.67
H34/390/87/	Addition of canopy to rear of television studios.	30/10/1987	14/12/1987	Α	27.03
08/06040/FU	Alterations including installation of new boundary walls, railings, fencing, turnstiles, gates, canopy, vehicle barriers and security cameras, formation of new kerb lines and paved areas and infilling of public footpath along Kirkstall Road to television studio	24/10/2008	30/12/2008	R	17.66
09/00308/FU	Alterations including installation of new boundary walls, railings, fencing, turnstiles, gates, canopy, vehicle barriers and security cameras, formation of new kerb lines and paved areas and infilling of public footpath along Kirkstall Road to television studio	26/01/2009	30/03/2009	Α	17.66
10/03425/COND	Consent, agreement or approval required by conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17 and 19 of Planning Application 10/01638/FU	20/07/2010	26/01/2011	SPL	33.56

12/01483/FU	Demolition of plant room and relocation of satellite dish from 104 Kirkstall Road to Television Centre	02/04/2012	23/05/2012	А	36.64
H26/414/82/	Alterations and extension, to form storage area with store s and office over, and covered cycle park, to television	20/10/1982	22/11/1982	Α	28.65
10/01638/FU	Alterations to television centre including 2 extensions, 2 canopies, air condenser units and ducting, new access for loading bay, laying out of additional car parking and rearrangement of part of existing car park to television studio	09/04/2010	28/05/2010	Α	33.56
12/05186/ADV	Three non illuminated signs	07/12/2012	25/01/2013	Α	14.56

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

East Leeds

Gas:

	ability: Yes Ac	chievability: Short term (0-5yrs)
ummary of Infrastructure pr	ovider comments and other	er planning requirements
_eeds City Council Highways inc N	<u>Metro</u>	
Accessibility comment		Rank (1-5
Good		5
Access Comments		Rank (1-5
Access from Studio Road		4
Local network comment		Rank (1-5
West St / Wellington Road concerns		3
Mitigation measure		Total sco
Contribution to West St/ Wellington Road	improvement	12
Support? Need to	o combine with other sites:	Suitability for partial development:
yes with mitigation		
Highways Agency		
Network Rail :		
<u>Biodiversity</u>		
West Yorkshire Ecology and LCC Ecolo	ogy Officer: Boundary A	mendment
Supported		
Supported		
Natural England:		
Natural England:  Education  Drainage/Water/Flooding		
Natural England: <u>Education</u>	Environment Ager	ncy Constraints:
Natural England: Education  Drainage/Water/Flooding		ncy Constraints: Vaste Water Treatment Works Comme

Site Ref: 3432	Site Name:	Land to the south of	f Burley Road
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e Assessmen	t	
Could site be effectively	Yes	No	Maybe
managed	(Text)		
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)	INO	Maybe
site?			
Proximity to housed	Yes (Text)	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)		, -
Conclusion of Asses			
Conclusion of Asses	sment		
Conclusion summary:			
Adjacent to residential area to no principle.	orth. The site is in ex	isting employment use but resid	dential development acceptable in
Site Capacity (dwellings units)	: 236	Floorspace sq m (No	n residential):
Residential Conclusion:	Retai	il Conclusion:	<b>Employment Conclusion:</b>
Amber	Not a	ssessed	Not assessed

### **Site Details**

Northing: 435453 Area sq m: 8430.97 Ward e Park and Woodhouse Easting: 429970 Area Ha: 0.843097 HMCA: Inner Areas

### Site Characteristics

### Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Industry and business - Manufacturing & Wholesale

Neighbouring Use 3:

Other uses:

Site State: brownfield

### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):2087.61Distance to bus stop (metres)68.43Nearest Railway StationBurley ParkBus Stop ID11899SFRA Flood Zone:0.00Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# **UDP Designation**

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

# 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 %
H26/914/75/	3 non-illuminated, freestandin g hoardings in v forma tion each size 6.1m (20ft) x 3 m (10ft), height of each ab	28/10/1975	01/12/1975	R	10.38
H26/681/74/	Single storey printing factory , comprising reception, inter view room, general sales offic e, filing room, production	12/11/1974	10/02/1975	W	14.73
H34/194/85/	Detached store to works.	01/07/1985	02/09/1985	Α	18.80
H34/363/85/	Alterations to form enlarged w orkshop and extension, toform garage, boiler room and comput er room with officesover, to w	05/12/1985	03/02/1986	Α	19.29
H34/334/88/	Alterations and extension, to form workshop and loadingbay a rea, with toilets, store and s taffroom over, and laying out	23/08/1988	06/10/1988	Α	13.60
H26/532/77/	Single storey factory, compris ing offices, entrance hall, toilets, development room, me ss room with kitchen ar	06/07/1977	26/09/1977	Α	17.79
26/402/95/FU	Detached bike shed to works	26/10/1995	20/12/1995	Α	43.65

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

Check the unrestricted sprawl of large built up areas	
Would development lead to/constitute ribbon development?	
Would development result in isolated development?	
Is the site well connected to built up area (2+ boundaries with existing built up area)?	
Would development of the site effectively "round off" the settlement pattern?:	
Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?	
Overall sprawl conclusion:	
Prevent neighbouring towns from merging	
Would development of the site lead to physical connection of settlements?	
Do natural/physical features provide a good existing barrier/boundary to contain development?	
Overall Coalescence Conclusion:	
Assist in safeguarding countryside from encroachment	
Is there a strong defensible boundary between the site and the existing urban area?	
Does the site provide access to the countryside?	
Does the site include local or national conservation designated areas?	
Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?	
Does the site include grade 1, 2, or 3a agricultural land?	
Does the site contain buildings?	?
Overall countryside Encroachment Conclusion	
Preserve the setting and special character of historic towns	
Is the site within or adjacent to a conservation area, listed building or other historical feature?	
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Greenbelt Assessment Conclusion:	
Conformity with Core Strategy	
Main Urban Area 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: 0.00 West Leeds Gate	wav: 0.00

East Leeds

HLAA Conclusion	IS			
Availability:	Suitability:		Achievability:	
Summary of Infrastr	ucture provider cor	mments and o	ther planning re	quirements
Leeds City Council High	nways inc Metro			5 1 4 5
Accessibility comment  Meets Core Strategy standar	rds hut lacking some local se	ervices and rail		Rank (1-5
moote out official	de but lacking come local of	or vices and rail		4
Access Comments				Rank (1-5
Adequate frontage Cross Cl	hancellor Street			5
Local network comment				Rank (1-5
Congestion on A61				3
Mitigation measure				Total sco
none identified				12
Support?	Need to combine wit	h other sites:		rtial development:
yes	no		yes	
Jiahwaya Aganay				
	act in combination with other	sites. If site still incl	uded at next sift asses:	s as part of city centr
Aire Valley cluster.  Network Rail:				
<u> </u>				
<u>Biodiversity</u>				
<b>West Yorkshire Ecology an</b> Supported	nd LCC Ecology Officer:	Boundary	y Amendment	
Supported				
Natural England:				
<u>Education</u>				
Drainage/Water/Floodin	g			
Environment Agency Comr	ments:	Environment A	gency Constraints:	
Yorkshire Water Comments	s:	Yorkshire Wate	r Waste Water Treatm	ent Works Comme
<b>.</b> CC Flood Risk Manageme	ant-			

### **Utilities**

Site Ref: 3433	Site Name:	Site at Meanwo	·	
Gas:				
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage				
Leeds City Council:				
West Yorkshire Archaeology	Service:			
English Heritage:				
Gypsy _Traveller Site	<b>Assessmen</b>	t		
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	ı	No	
gypsies and travellers	(Text)			
Experience of previous	Yes	No		Unknown
encampments	(Text)			
Conclusion of Asses	sment			
Conclusion summary:				
Within residential area. The site	is in existing employr	nent use but residential	development accep	table in principle.
Site Capacity (dwellings units)	: 49	Floorspace sq	m (Non residential	):
Residential Conclusion:	Retai	l Conclusion:	Em	ployment Conclusion:
Amber	Not a	ssessed	Not	assessed

### **Site Details**

 Northing:
 433115
 Area sq m:
 8205.74
 Ward
 Armley

 Easting:
 428291
 Area Ha:
 0.820574
 HMCA:
 Inner Areas

### Site Characteristics

### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Vacant and derelict - Vacant land

Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: brownfield

### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape: No Tree Cover Road Frontage 
Distance to Rail Station (metres): 1402.81 Distance to bus stop (metres) 164.16

Nearest Railway Station Leeds City Bus Stop ID 2064

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:YesStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

# **UDP Designation**

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

# Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: No Within 10

Within 100m of Minerals Safeguarding Site?:

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H24/33/91/	Change of use of childrens hom e to dwelling houses inclu ding sheltered housing. (this item	23/01/1991	04/03/1991	А	23.67
09/05156/DEM	Determination application to demolish flats and houses	26/11/2009	21/12/2009	Α	64.29
H24/517/91/	Change of use, involving alter ations of childrens home, to st udent accommodation with 26 ca r parking spaces.	05/12/1991	06/02/1992	Α	24.16
H24/202/91/	Outline application to erect r esidential development to ch ildrens home site. (site ar ea 0.19ha) (this item	06/06/1991	22/07/1991	Α	23.34

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

### Check the unrestricted sprawl of large built up areas Would development lead to/constitute ribbon development? Would development result in isolated development? Is the site well connected to built up area (2+ boundaries with existing built up area)? Would development of the site effectively "round off" the settlement pattern?: Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land? Overall sprawl conclusion: Prevent neighbouring towns from merging Would development of the site lead to physical connection of settlements? Do natural/physical features provide a good existing barrier/boundary to contain development? Overall Coalescence Conclusion: Assist in safeguarding countryside from encroachment Is there a strong defensible boundary between the site and the existing urban area? Does the site provide access to the countryside? Does the site include local or national conservation designated areas? Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricultural land? Does the site contain buildings? Are these in agricultural use? Overall countryside Encroachment Conclusion Preserve the setting and special character of historic towns Is the site within or adjacent to a conservation area, listed building or other historical feature? If yes, could development preserve this character?: Overall Character Preservation Conclusion: **Greenbelt Assessment Conclusion:** Conformity with Core Strategy Main Urban Area 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: 0.00 Inner South Leeds: 0.00 Aire Valley: Leeds Bradford Corridor: 100.00 West Leeds Gateway: 100.00

East Leeds

Gas:

Availability: Medium term (6-10 y Suitability:	Yes Physical	Achievability: Mediu	m term (6-10 years)
summary of Infrastructure provid	er comments and o	other planning re	quirements
Leeds City Council Highways inc Metro			
Accessibility comment			Rank (1-5
Meets Core Strategy standards but lacking some	e local services and rail		4
Access Comments			Rank (1-5
Access via Holdsforth Place constrained but lov	v level acceptable		4
Local network comment			Rank (1-5
Congestion adjacent gyratory junction			3
Mitigation measure			Total sco
means to improve vehicular access			11
Support? Need to com	bine with other sites:	Suitability for pa	rtial development:
yes with mitigation no		yes	
<u> Highways Agency</u>			
Network Rail :			
<u>Biodiversity</u>			
Nest Yorkshire Ecology and LCC Ecology Of	ficer: Bounda	ry Amendment	
Supported			
Natural England:			
<u>Education</u>			
Drainage/Water/Flooding			
Environment Agency Comments:	Environment A	Agency Constraints:	
Forkshire Water Comments:	Yorkshire Wat	ter Waste Water Treatm	nent Works Comme
_CC Flood Risk Management:			

Site Ref:	3454	Site Name:	Holdforth Pla	ce, New Wortle	ey, LS12 1
Electric:					
Telecom:					
Fire and Re	scue Services:				
Built Herit	age				
Leeds City					
West Yorks	hire Archaeology	Service:			
English He	ritage:				
Gypsy <sub>-</sub> T	raveller Site	e Assessmen	it		
Could site	be effectively	Yes	No		Maybe
managed		(Text)			
Would gyp	sies and	Yes	No		Maybe
travellers l		(Text)	110		Iviayoo
site?					
				1	
Proximity t	to housed nd travellers	Yes (Text)		No	
gypsies ai	id travellers	(10/4)			
	e of previous	Yes	No		Unknown
encampme	ents	(Text)			
		l			
Conclusion	on of Asses	sment			
Conclusion s		anda Catavia Comal		comment (CDD) Cuit	ala fan na sidantial
development in		eeds Gateway Supple	ementary Planning Do	ocument (SPD). Suita	able for residential
Site Capacity	(dwellings units)	: 48	Floorspace	sq m (Non residenti	al):
Residential C	onclusion:	Reta	il Conclusion:	E	mployment Conclusion:
Green		Not a	ssessed	N	ot assessed
	_				

### **Site Details**

 Northing:
 429166
 Area sq m:
 6252.91
 Ward
 Middleton Park

 Easting:
 430985
 Area Ha:
 0.625291
 HMCA:
 Inner Areas

### Site Characteristics

### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space

Neighbouring Use 3:

Other uses:

Site State: brownfield

### Site Detail

SFRA Flood Zone:

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):3712.96Distance to bus stop (metres)92.11Nearest Railway StationCottingleyBus Stop ID12673

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Within 300m of retail centre boundary:

0.00

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

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H21/528/75/	Reclamation of derelict site, incorporating regrading of ex isting landform & replacement with new landscaped proposals,	17/10/1975	07/11/1975	А	31.03
H21/133/87/	Removal of soils and restorati on to grassland of vacan t site. (site area 0.67ha) m	22/06/1987	10/08/1987	Α	99.70
H21/232/75/	Outline application to erect c hildren's community hoste I, to vacant site. (site area 0.64ha (1.58 acres))	08/05/1975	14/07/1975	A	99.54

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

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

East Leeds

Gas:

HLAA Conclusio	ns			
Availability:	Suitability:		Achievability:	
Summary of Infrast	tructure provider c	omments and of	ther planning re	quirements
Leeds City Council Hi	ghways inc Metro			
Accessibility comment  4buses per hour 100% em	ployment, primary, seconda	ary and health		Rank (1-5
Todoo por modr. 100 % om	proymont, primary, occorda	ary and notation		5
Access Comments				Rank (1-5
Access available from Ne	whall Gate or Winrose Drive	e		5
Local network comment	:			Rank (1-5
No known issues with cap	acity			5
Mitigation measure				Total scor
				15
Support?	Need to combine v	with other sites:	Suitability for par	tial development:
Yes				
Highways Agency				
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology	and LCC Ecology Officer:	Boundary	y Amendment	
Supported				
Natural England:				
Education				
<u>Drainage/Water/Flood</u> Environment Agency Cor		Environment Ad	gency Constraints:	
Environment Agency Co.	- Innonto.			
Yorkshire Water Comme	nts:	Yorkshire Wate	r Waste Water Treatm	ent Works Comme
LCC Flood Risk Manager	nent:			
<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	Ī
managed	(Text)				
Would gypsies and	Yes	No		Maybe	-
travellers live on the	(Text)			1	1
site?					
Proximity to housed	Yes		No		_
gypsies and travellers	(Text)		INO		-
				T., .	_
Experience of previous encampments	Yes (Text)	No		Unknown	-
encampments	(TOXI)				
Conclusion of Asses	sment				
Conclusion summary:					
Located within the urban area ad				space site on the existing	_
UDP, but is currently used as ope	en space. Residential o	development accept	table in principle.		
Site Capacity (dwellings units)	: 23	Floorspace	sq m (Non reside	ntial):	0
Residential Conclusion:	Retail (	Conclusion:		Employment Conclusion:	
Amber	Not ass	essed		Not assessed	

Site Name: Winrose Drive / Newhall Gate

Site Ref: 4027

Site Ref: 4060 Site Name: Former Shaftsbury PH, York Road

### **Site Details**

Northing: 434078 Area sq m: 6282.96 Ward ntofts and Richmond Hill Easting: 433144 Area Ha: 0.628296 HMCA: Inner Areas

### Site Characteristics

### Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Retail - Shops

Neighbouring Use 3:

Other uses:

Site State: brownfield

### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:Significant Tree CoverRoad FrontageDistance to Rail Station (metres):3161.61Distance to bus stop (metres)55.23Nearest Railway StationCross GatesBus Stop ID1298

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# **UDP Designation**

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

# Natural Resources and waste DPD (if applicable)

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

Site Ref: 4060 Site Name: Former Shaftsbury PH, York Road

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
11/02883/OT	Part one, part two and part three storey 84 bed care home with car parking	07/07/2011	02/11/2011	Α	99.99
PREAPP/08/00198		04/06/2008		PRECAG	99.99
09/00423/OT	Outline application to erect part one, part two and part three storey 78 bed care home with car parking	30/01/2009	09/06/2009	W	99.99
34/169/92/SI	6 externally illuminated post mounted signs 5 externally illuminated signs and 4 lantern signs	23/07/1992	26/10/1992	Α	99.99

Site Ref: 4060 Site Name: Former Shaftsbury PH, York Road

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

Site Ref: 4060 Site Name: Former Shaftsbury PH, York Road

East Leeds

Gas:

A il a la ilita u	0.26 - 0.296			
Availability:	Suitability:		Achievability:	
iummary of Infras	structure provider co	omments and of	ther planning requ	iirements
Leeds City Council H	ighways inc Metro			
Accessibility comment			1	Rank (1-
Meets all standards				5
Access Comments				Rank (1-
Access not ideal, but fall	back of previous use and con	nsented care home		4
Local network commen	nt			Rank (1-
Small dev negligible impa	act on network			4
				•
Mitigation measure				Total sco
				13
Support?	Need to combine v	vith other sites:	Suitability for partial	development:
Yes				
<u>Highways Agency</u>				
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology	and LCC Ecology Officer:	Boundary	/ Amendment	
Supported				
Natural England:				
Education				
<del></del>				
<b>-</b>				
<u>Drainage/Water/Flood</u> Environment Agency Co		Environment Ac	gency Constraints:	
Environment Agency oc	minerito.		general anner	
Yorkshire Water Comme	ents:	Yorkshire Wate	r Waste Water Treatmen	Works Comme
LCC Flood Risk Manage	ement:			
	•			

Site Ref: 4060	Site Name:	Former Shaftsbury PH, `	York Road
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e Assessmen	t	
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 provious	Voc	No	Linknown
Experience of previous encampments	Yes (Text)	No	Unknown
Conclusion of Acces			
Conclusion of Asses	sment		
Conclusion summary:			
Brownfield site located within the	main urban area. The considered to be a	ne site has a valid outline planning pe suitable alterative option in principle.	rmission for an 84 bed care
1101116 (11/02000/01). Troubling is	o considered to be a	outable alterative option in principle.	
Site Capacity (dwellings units)	: 23	Floorspace sq m (Non resid	dential): 0
Residential Conclusion:	Retai	il Conclusion:	Employment Conclusion:
Amber	Not a	ssessed	Not assessed

## **Site Details**

Northing: 435909 Area sq m: 38209.36 Ward Killingbeck and Seacroft Easting: 434646 Area Ha: 3.820936 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Vacant and derelict - Vacant land
Existing Use 2: Community Services - Education

Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):2196.04Distance to bus stop (metres)377.57Nearest Railway StationCross GatesBus Stop ID9395

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

- 1			

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	17.37
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:	17.37		

## Natural Resources and waste DPD (if applicable)

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

					,
Planning App No.	Proposal	Received	Decision	Status	Site %
32/334/03/OT	Outline application to erect city academy secondary school family learning centre primary school & city learning centre	01/08/2003	13/05/2004	А	99.68
09/00347/LA	Variation of condition 7 (opening hours) of application 07/04858/FU	27/01/2009	24/03/2009	W	16.65
10/04661/LA	Retention of temporary detached single storey teaching unit with classrooms, offices, mess room and meeting room, with car parking, to community training base (approved under 07/04858/LA)	13/10/2010	25/01/2011	A	16.65
07/04858/LA	Temporary detached single storey teaching unit with classrooms, offices, mess room and meeting room, with car parking, to community training base.	31/07/2007	04/12/2007	Α	16.65
09/01329/FU	Variation of condition number 7 of application number 07/04858/LA (hours of opening extended to 07.00 to 20.00 Mon-Fri )	26/03/2009	13/05/2009	А	16.65
32/340/01/FU	Disabled access ramp and entrance canopy to college	12/10/2001	18/12/2001	Α	25.38

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

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

East Leeds

Gas:

HLAA Conclusions			
Availability:	Suitability:	Achievability:	
ummary of Infrastruc	cture provider co	mments and other planning req	uirements
Leeds City Council Highw	ays inc Metro		Ponk (1
Accessibility comment Site mostly meets all standards	i		Rank (1-
			4
Access Comments			Rank (1-
Access road requires widening greenspace	and junction alterations	which may require land from adjacent	4
Local network comment			Rank (1-
Spare capacity in local network	(		4
Mitigation measure			Total sco
			12
Support?	Need to combine w	ith other sites: Suitability for partia	al development:
Yes with mitigation			
<u>Highways Agency</u>			
Network Rail :			
Biodiversity			
West Yorkshire Ecology and	LCC Ecology Officer:	Boundary Amendment	
Supported			
Natural England:			
<u>Education</u>			
Drainage/Water/Flooding			
Environment Agency Comme	nts:	Environment Agency Constraints:	
Yorkshire Water Comments:		Yorkshire Water Waste Water Treatmer	nt Works Comme
I CC Flood Bioli Monocono			
<b>_CC Flood Risk Management</b>	:		
<u>Jtilities</u>			

Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage Leeds City Council:				
West Yorkshire Archaeology	Service:			
English Heritage:				
Gypsy _Traveller Site	Assessm	ent		
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 Asses Conclusion summary:	sment			
Brownfield site within the main ur	han area Cuitah	la in principle for regidenti	al davialanment Came	a madular buildings
currently exist on part of the site,				e modular bulldings
Site Capacity (dwellings units):	1	15 Floorspace s	q m (Non residentia	0
Residential Conclusion:	R	etail Conclusion:	Em	ployment Conclusion:
Green	N	ot assessed	No	t assessed

Site Name: East Leeds Family Learning Centre

Site Ref: 4090

## **Site Details**

Northing: 437758 Area sq m: 13789.26 Ward Cillingbeck and Seacroft Easting: 435016 Area Ha: 1.378926 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):3546.38Distance to bus stop (metres)126.35Nearest Railway StationCross GatesBus Stop ID1663

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	99.91	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?: No Within 100m of Minerals Safeguarding Site?: Yes

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

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

East Leeds

Gas:

HLAA Conclusion			
Availability:	Suitability:	Achievabi	lity:
ummary of Infras	structure provider co	mments and other pla	nning requirements
Leeds City Council H	ighways inc Metro		
Accessibility comment			Rank (1-5
4buses per nour, 100%er	nployment, primary and secor	ndary	5
Access Comments			Rank (1-5
Access via Monkswood I	Rise		5
Local network commer			Rank (1-5
May have cumulative imp	pact with adjacent sites		3
Mitigation measure			Total sco
			13
Support?	Need to combine w	ith other sites: Suita	bility for partial development:
Yes			
Highways Agency			
ingilways Agency			
Network Rail :			
Biodiversity			
West Yorkshire Ecology	and LCC Ecology Officer:	Boundary Amendm	ent
Natural England:			
Education			
<u>Ladoution</u>			
<u>Drainage/Water/Flood</u> Environment Agency Co		Environment Agency Cor	etrainte:
Environment Agency OC	mmente.	ZSimon Agency Col	
Yorkshire Water Comme	ents:	Yorkshire Water Waste W	ater Treatment Works Comme

Site Ref: 4098	Site Name:	Land to the west of	the Ring Road (north)	
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Haultana				
Built Heritage  Leeds City Council:				
West Yorkshire Archaeology	Service:			
English Heritage:				
Gypsy _Traveller Site	e Assessmen	it		
Could site be effectively	Yes	No	Maybe	ī
managed	(Text)	-		
Would gypsies and	Yes	No	Maybe	4
travellers live on the	(Text)	110	may 20	1
site?				
Proximity to housed	Yes	No		4
gypsies and travellers	(Text)	INO		_
Fddd	N	NI-	I believe even	_
Experience of previous encampments	Yes (Text)	No	Unknown	1
				╛
Conclusion of Acces				٠.
Conclusion of Asses	sment			
Conclusion summary:				
The site is open land and a greet development.	n corridor (not design	nated on the existing UDP). No	t much plot depth to allow	
Site Capacity (dwellings units)	: 43	Floorspace sq m (No	n residential):	0
Residential Conclusion:	Retai	il Conclusion:	<b>Employment Conclusion:</b>	
Red	Not a	assessed	Not assessed	

## **Site Details**

Northing: 437195 Area sq m: 31405.89 Ward Killingbeck and Seacroft Easting: 435499 Area Ha: 3.140589 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale

Neighbouring Use 2: Industry and business - Storage

Neighbouring Use 3: Industry and business - Wholesale distribution

Other uses:

Site State: greenfield

#### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):2858.27Distance to bus stop (metres)38.18Nearest Railway StationCross GatesBus Stop ID7721

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

- 1			

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	3.39
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:	98.55	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?: Yes Within 100m of Minerals Safeguarding Site?: Yes

Site Type

Limewood Industrial Estate, Seacroft Industrial Estate

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

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

East Leeds

Gas:

HLAA Conclusions	0.11.1111			
Availability:	Suitability:	Achievab	ility:	
Summary of Infrastructur	e provider co	mments and other pla	anning requirements	5
Leeds City Council Highways	inc Metro			
Accessibility comment			Rank	(1-5
4buses per hour 100% employment	, primary secondary	and nealth		5
Access Comments			Rank	(1-5
Access via Service Road - concern areas	s over conflict with s	service vehicles, retention of pa	rking/servicing	3
Local network comment			Rank	(1-5
May have cumulative impact with a	dj sites			3
			`	<i></i>
Mitigation measure			Total	scor
			1	1
Support?	leed to combine wi	th other sites: Suita	ıbility for partial developme	nt:
Yes				
Highways Agency				
Network Rail <u>:</u>				
Biodiversity				
West Yorkshire Ecology and LCC	Ecology Officer:	Boundary Amendr	nent	
Natural England:				
<u>Education</u>				
Drainage/Water/Flooding				
Environment Agency Comments:		Environment Agency Co	nstraints:	
Yorkshire Water Comments:		Yorkshire Water Waste V	Vater Treatment Works Con	nme
LCC Flood Risk Management:				
<u>Utilities</u>				

Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage Leeds City Council: West Yorkshire Archaeology English Heritage:	Service:			
Gypsy _Traveller Site	e Assessme	ent		
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 Asses	sment			
The site is designated greenspac would need to be considered thro industrial units & shared resident	ough the greenspa	ice review. Highway cond		
Site Capacity (dwellings units)	: 82	2 Floorspace se	q m (Non residential)	: 0
Residential Conclusion:		etail Conclusion: ot assessed	_	oloyment Conclusion: assessed

Site Name: Land to the west of the Ring Road (south)

Site Ref: 4099

## **Site Details**

Northing: 437419 Area sq m: 17941.09 Ward Cillingbeck and Seacroft Easting: 435015 Area Ha: 1.794109 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale Neighbouring Use 2: Industry and business - Wholesale distribution

Neighbouring Use 3: Residential - Dwellings

Other uses:

Site State: greenfield

#### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape:Significant Tree CoverRoad Frontage✓Distance to Rail Station (metres):3232.32Distance to bus stop (metres)162.79Nearest Railway StationCross GatesBus Stop ID12013SFRA Flood Zone:0.00Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.75
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:	99.75	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?: Yes Within 100m of Minerals Safeguarding Site?: Yes

Site Type

Limewood Industrial Estate, Seacroft Industrial Estate

Planning App No.	Proposal	Received	Decision	Status	Site %
H32/23/86/	Landscaping to each of 3 vacan t sites. (total site area 0.37ha).	30/01/1986	17/03/1986	Α	12.39
H32/1146/79/	Outline application to erect r esidential development to va cant site. (site area 1.2ha) ( this item is also notice und	25/10/1979	30/06/1980	W	64.55

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

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

East Leeds

Gas:

Availability:	Suitability:		Achievability:	
ummary of Infras	tructure provider co	omments and ot	ther planning requ	uirements
Leeds City Council Hi	ghways inc Metro			Dank /4 /
Accessibility comment	nployment, primary and seco	andan.		Rank (1-
4buses per flour, 100% er	inployment, primary and seco	muary		5
Access Comments			·	Rank (1-
Access via Ramshead Dr	ive			5
Local network commen	t			Rank (1-5
May have cumulative imp	act with adj sites			3
Mitigation measure				Total sco
				13
Support?	Need to combine w	vith other sites:	Suitability for partia	I development:
Yes				
Highways Agency				
Network Rail :				
Biodiversity				
	and LCC Ecology Officer:	Boundary	Amendment	
<b>3,</b>				
Natural England:				
Education				
Drainage/Water/Flood				
Environment Agency Co	mments:	Environment Ag	gency Constraints:	
Yorkshire Water Comme	nts:	Yorkshire Wate	r Waste Water Treatmen	t Works Comme
_CC Flood Risk Manage	ment:			
<u>Jtilities</u>				

Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage  Leeds City Council:  West Yorkshire Archaeology  English Heritage:	<sup>,</sup> Service:		
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)		
Site !			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)		- Cinale Wil
Conclusion of Asses	sment		
Contraction of Assess	Sincin		
Conclusion summary:			
Designated greenspace (N1) on environmental constraints reside			A 072) and green corridor. Given these e.
Site Capacity (dwellings units)	: 56	Floorspace sq m (N	on residential):
Residential Conclusion:	Retail C	Conclusion:	<b>Employment Conclusion:</b>
Red	Not ass	essed	Not assessed

Site Name: Land to the north of Lime Pits Wood

Site Ref: 4100

## **Site Details**

Northing: 436993 Area sq m: 44289.02 Ward Killingbeck and Seacroft Easting: 435238 Area Ha: 4.428902 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Industry and business - Manufacturing & Wholesale Neighbouring Use 3: Industry and business - Wholesale distribution

Other uses:

Site State: greenfield

#### Site Detail

Topography: Sloping Boundaries: Partially well-defined

Natural Landscape:Significant Tree CoverRoad Frontage✓Distance to Rail Station (metres):2753.06Distance to bus stop (metres)199.95Nearest Railway StationCross GatesBus Stop ID13702SFRA Flood Zone:0.00Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	84.45
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:	85.81	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Plaving Pitch - N6:	0.00		

## Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: Yes Within 100m of Minerals Safeguarding Site?: Yes

Site Type

LCC Highways Depot Seacroft Other (Waste) Specialist Misc - Loose Ends

Limewood Approach HWS/TLS Seacroft General Waste Management Sites

Site Ref: 4101	Site Name:	Ramshead	Wood
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Limewood Industrial Estate, Seacroft Industrial Estate

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

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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

Leeds Bradford Corridor:

East Leeds

Gas:

HLAA Conclusions	S			
Availability:	Suitability:	,	Achievability:	
ummary of Infrastru	cture provider co	omments and ot	her planning req	uirements
Leeds City Council High	ways inc Metro			
Accessibility comment	wmant primary and again	andan.		Rank (1-5
4buses per hour, 100% emplo	yment, primary and sect	ondary		5
Access Comments				Rank (1-5
Various access options				5
Local network comment				Rank (1-5
May have cumulative impact	with adj sites			
				3
Mitigation measure				Total sco
May require alterations to exis	sting traffic calming			
	ů ů			13
Support?	Need to combine v	with other sites:	Suitability for parti	al development:
Yes				
Highways Agency				
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology and	LCC Ecology Officer:	Boundary	Amendment	
Natural England:				
<u>Education</u>				
Drainage/Water/Flooding				
Environment Agency Comme	ents:	Environment Ag	ency Constraints:	
Yorkshire Water Comments:		Yorkshire Water	Waste Water Treatme	nt Works Comme
LCC Flood Risk Managemen	nt:			
<u>Utilities</u>				

Telecom:			
Fire and Rescue Services:			
Built Heritage Leeds City Council: West Yorkshire Archaeology English Heritage:	Service:		
Gypsy _Traveller Site	Assessn	nent	
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 Asses Conclusion summary:	sment		
Designated greenspace (N1) on to cover across the majority of the sinappropriate.	he existing UDI ite. Given thes	P and as a Local Nature Area (L e environmental constraints resid	NA 072) and green corridor. Mature tree dential development is considered to be
Site Capacity (dwellings units):	,	116 Floorspace sq m	(Non residential): 0
Residential Conclusion:		Retail Conclusion: Not assessed	Employment Conclusion: Not assessed

Site Name: Ramshead Wood

Site Ref: 4101

Electric:

## **Site Details**

Northing: 436829 Area sq m: 20325.80 Ward Killingbeck and Seacroft Easting: 435136 Area Ha: 2.03258 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Community Services - Education

Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Sloping Boundaries: Partially well-defined

 Natural Landscape:
 Limited Tree Cover
 Road Frontage
 ✓

 Distance to Rail Station (metres):
 2645.08
 Distance to bus stop (metres)
 89.31

 Nearest Railway Station
 Cross Gates
 Bus Stop ID
 13702

 SFRA Flood Zone:
 0.00
 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.76
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:	92.85	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:	1.91		

## Natural Resources and waste DPD (if applicable)

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

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

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

East Leeds

Gas:

Availability:	Suitability:		Achievability:	
Summary of Infras	tructure provider co	omments and ot	her planning requ	irements
Leeds City Council Hi	ghways inc Metro			Donk (4.5
Accessibility comment	nployment, primary and seco	andon.	1	Rank (1-
4buses per flour, 100% er	mployment, primary and seco	muary		5
Access Comments			·	Rank (1-
Access via Ramshead Dr	ive			5
Local network commen	t			Rank (1-5
May have cumulative imp	act with adj sites			3
Mitigation measure				Total sco
				13
Support?	Need to combine w	vith other sites:	Suitability for partial	development:
yes				
Highways Agency				
Network Rail :				
Biodiversity				
	and LCC Ecology Officer:	Boundary	Amendment	
Natural England:				
Education				
Drainage/Water/Flood		Environment As	ones Constraints	
Environment Agency Co	mments:	Environment Ag	gency Constraints:	
Yorkshire Water Comme	nts:	Yorkshire Water	r Waste Water Treatment	Works Comme
LCC Flood Risk Manage	ment:			
<u>Utilities</u>				

Site Ref: 4102	Site Name:	Land to the west of I	Ramshead Drive
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e 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)	110	
Everylance of provious	Voc	No	Linkanaum
Experience of previous encampments	Yes (Text)	No	Unknown
·			
Conclusion of Asses			
Conclusion of Asses	sment		
Conclusion summary:			
Designated greenspace (N1) on greenspace review. Suitable for	the existing UDP. Lost residential in principle	s of greenspace would need to subject to greenspace consid	be considered through the erations.
Site Capacity (dwellings units)	<b>.</b> 53	Floorspace sq m (Non	residential):
			·
Residential Conclusion:  Amber	Retail (	Conclusion:	Employment Conclusion: Not assessed
ATTING	NOT ass	ว <sub>ั</sub> ชองชน	1101 03553550

Site Ref: 4107 Site Name: Land at North Parkway

## **Site Details**

Northing: 436266 Area sq m: 15563.80 Ward Killingbeck and Seacroft Easting: 434295 Area Ha: 1.55638 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Community Services - Medical & Health care services

Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape:Significant Tree CoverRoad Frontage✓Distance to Rail Station (metres):2695.70Distance to bus stop (metres)114.46Nearest Railway StationCross GatesBus Stop ID7604

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	87.83
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:	87.83	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?: No Within 100m of Minerals Safeguarding Site?: No

Site Ref: 4107 Site Name: Land at North Parkway

Planning App No.	Proposal	Received	Decision	Status	Site %
32/289/97/DN	Determination to demolish four 3 storey blocks of flats	14/11/1997	19/12/1997	PAG	40.74
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	Α	42.65

Site Ref: 4107 Site Name: Land at North Parkway

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

Site Ref: 4107 Site Name: Land at North Parkway East Leeds **SHLAA Conclusions** Availability: Suitability: Achievability: Gypsy Traveller Site Assessment Could site be effectively No Maybe Yes managed (Text) Would gypsies and Yes No Maybe travellers live on the (Text) site? Proximity to housed No Yes gypsies and travellers (Text) **Experience of previous** No Unknown Yes (Text) encampments **Conclusion of Assessment** Conclusion summary: Site is designated greenspace (N1) on the existing UDP and as part of a green corridor. It may be possible to develop a very small part of the site adjacent to the neighbouring dwelling, however this would result in a site too small to allocate (under the 0.4ha threshold). Site Capacity (dwellings units): 49 Floorspace sq m (Non residential): 0

**Residential Conclusion:** 

**Retail Conclusion:** 

**Employment Conclusion:** 

Not assessed

Not assessed

Site Ref: 4110 Site Name: Seacroft Green Social Club

## **Site Details**

Northing: 436140 Area sq m: 8221.58 Ward Killingbeck and Seacroft Easting: 435489 Area Ha: 0.822158 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Other

Existing Use 2: Recreation & Leisure - Outdoor sport facility

Existing Use 3:

Neighbouring Use 1 Residential - Dwellings
Neighbouring Use 2: Community Services

Neighbouring Use 3:

Other uses: former social club

Site State: mixed

### Site Detail

Topography: Flat Boundaries: Existing well defined

 Natural Landscape:
 Significant Tree Cover
 Road Frontage
 ✓

 Distance to Rail Station (metres):
 1870.71
 Distance to bus stop (metres)
 43.88

 Nearest Railway Station
 Cross Gates
 Bus Stop ID
 11325

 SFRA Flood Zone:
 0.00
 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

No

## Natural Resources and waste DPD (if applicable)

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

Planning App No.	Proposal	Received	Decision	Status	Site %
H32/154/75/	One illuminated wall box sign. size 2.4m (8ft) x 0.6m (2ft) height above ground 2.3m (7ft 6ins) (underside) to club pr	19/02/1975	10/03/1975	А	90.25
H32/865/74/	One internally illuminated wal I box sign, size 2.4m (8ft) x 0.6m (2ft), height above gr ound 2.7m (9ft) (underside	12/12/1974	27/01/1975	А	90.46
H32/153/75/	One illuminated wall box sign. size 2.4m (8ft) x 0.6m (2ft) height above ground 3m (10ft) underside to club premises.	19/02/1975	10/03/1975	А	90.25
07/03771/FU	"Alligator" security shutters to front windows of constituency office	12/06/2007		APPRET	90.25
H32/127/87/	Laying out of access roads and erection of part 1 and part 2 storey aged persons home and day centre, comprising	18/06/1987	24/08/1987	А	15.73
11/03552/FU	Change of use and alterations of social club meeting rooms to restaurant / hot food take away (A4 / A5 use classes)	18/08/2011	28/10/2011	Α	48.77

Site Ref: 4110 Site Name: Seacroft Green Social Club

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

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

Site Ref: 4110 Site Name: Seacroft Green Social Club

East Leeds

Gas:

LAA Conclusion	S			
ailability:	Suitability:		Achievability:	
ımmary of Infrastru	ucture provider co	omments and ot	her planning red	quirements
eeds City Council High	ways inc Metro			
ccessibility comment buses per hour, 100% emplo	ovment primary and seco	ondary		Rank (1-5
uses per riour, 100% empir	byment, primary and sect	ondary		5
ccess Comments				Rank (1-5
ccess via Brooklands Ave o	or The Green			5
ocal network comment				Rank (1-5
lay have cumulative impact	with adj			3
litigation measure				Total scor
lay require alterations to exi	isting traffic calming			13
upport?	Need to combine v	vith other sites:	Suitability for part	ial development:
es				
ghways Agency				
etwork Rail :				
odiversity		B d	A	
est Yorkshire Ecology and	a LCC Ecology Officer:	Boundary	Amendment	
atural England:				
-				
ducation				
ainage/Water/Flooding	1			
vironment Agency Comm	nents:	Environment Ag	ency Constraints:	
orkshire Water Comments	:	Yorkshire Water	Waste Water Treatme	ent Works Comme
CC Flood Risk Managemei	nt:			
<u>illities</u>				

Site Ref: 4110	Site Name:	Seacroft Green Socia	al Club
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	Assassman	t .	
	Assessifier		
Could site be effectively	Yes (Text)	No	Maybe
managed	(Text)		
Would gypsies and	Yes	No	Maybe
travellers live on the site?	(Text)		
Site:			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)		
Conclusion of Asses	sment		
	omone -		
Conclusion summary:			
development or mixed use with r	of the site lies within esidential on upper fl	the defined Seacroft town centre oors.	e. Suitable in principle for residential
Site Capacity (dwellings units)	: 26	Floorspace sq m (Non	residential):
Residential Conclusion:	Retai	il Conclusion:	<b>Employment Conclusion:</b>
Amber	Not a	ssessed	Not assessed

## **Site Details**

Northing: 435946 Area sq m: 25499.55 Ward Killingbeck and Seacroft Easting: 434440 Area Ha: 2.549955 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Community Services - Education

Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3:

Other uses:

Site State: greenfield

### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):2377.03Distance to bus stop (metres)265.50Nearest Railway StationCross GatesBus Stop ID10244

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	70.64	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:	29.35		

## Natural Resources and waste DPD (if applicable)

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

•	Planning App No.	Proposal	Received	Decision	Status	Site %
	32/334/03/OT	Outline application to erect city academy secondary school family learning centre primary school & city learning centre	01/08/2003	13/05/2004	А	30.17
	32/319/04/RM	2 storey city academy school with sports pitches and landscaping	26/07/2004	17/12/2004	Α	28.75
	0-32/15/05/MOD	2 storey city academy school with sports pitches and landscaping	05/05/2005	03/06/2005	M05	28.75

## 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 d	evelopment?	
Would development result in isolated development	nent?	
Is the site well connected to built up area (2+ b	oundaries with existing built up area)?	
Would development of the site effectively "rour	nd off" the settlement pattern?:	
Do natural/physical features provide a good ex area and undeveloped land?	isting barrier between existing urban	
Overall sprawl conclusion:		
Prevent neighbouring towns from merging		
Would development of the site lead to physica	connection of settlements?	
Do natural/physical features provide a good ex development?	isting barrier/boundary to contain	
Overall Coalescence Conclusion:		
Assist in safeguarding countryside from en	croachment	
Is there a strong defensible boundary between	the site and the existing urban area?	
Does the site provide access to the countrysid	e?	
Does the site include local or national conserva	ation designated areas?	
Does the site include areas of woodlands, tree significant unprotected tree/hedge cover?	s, hedgerows that are protected, or	
Does the site include grade 1, 2, or 3a agricult	ural land?	
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Conclusion		
Preserve the setting and special character of	of historic towns	
Is the site within or adjacent to a conservation feature?	area, listed building or other historical	
If yes, could development preserve this characteristics	ter?:	
Overall Character Preservation Conclusion:		
Greenbelt Assessment Conclusion:		
Conformity with Core Strateg	у	
Main Urban Area	Main Urban Area Extension	=
Major Settlement	Maior Colling and Friday in	Brownfield
Smaller Settlement	, , , , , , , , , , , , , , , , , , , ,	Greenfield
\(\frac{1}{2}\)		Mixed
-		
Regeneration Priority Area:	ated to existing development	
Inner South Leeds:	0.00 Aire Valley:	0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	
		-

East Leeds

Gas:

HLAA Conclusions				
Availability:	Suitability:	А	chievability:	
Summary of Infrastructure	provider comm	ents and oth	ner planning requi	rements
Leeds City Council Highways	inc Metro			
Accessibility comment				Rank (1-5
4buses per hour 100% employment,	primary secondary and	health		5
Access Comments			'	Rank (1-5
Access difficult without conflicting wibus link	ith school/bus access to	David Young Acad	demy and retained	1
Local network comment				Rank (1-5
Possible cumulative issues with adj	school			3
Mitigation measure				Total sco
				9
				3
Support? Ne	eed to combine with ot	her sites:	Suitability for partial	development:
No				
Highways Agency				
Network Rail :				
Nest Yorkshire Ecology and LCC I	Ecology Officer	Boundary /	Amendment	
rest Forkshire Essingy and Ess 1	cology childer.		Amenament	
Natural England:				
<u>Education</u>				
Orainage/Water/Flooding				
Environment Agency Comments:		Environment Age	ency Constraints:	
Orkshire Water Comments:		Yorkshire Water	Waste Water Treatment	Works Comme
CC Flood Risk Management:				

Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e Assessment		
Could site be effectively	Yes	No	Maybe
managed	(Text)		·
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)	<u> </u>	
site?			
Proximity to housed	Yes (Text)	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)	1	Comment
Conclusion of Asses	sment		
Conclusion summary:			-
	part of the David Young	g Academy and is designa	ated protected playing pitch (N6) on the
			e existing UDP and there would be
considered through the greenspa		ie existing school access.	Loss of greenspace would need to be
Site Capacity (dwellings units)	67	Floorspace sq m (No	on residential): 0
Residential Conclusion:	Retail Co	onclusion:	<b>Employment Conclusion:</b>
Red	Not asse	ssed	Not assessed

Site Name: Land to the west of the former East Leeds

**Family Learning Centre** 

Site Ref: 4113

Electric:

## **Site Details**

Northing: 435793 Area sq m: 5759.47 Ward Cillingbeck and Seacroft Easting: 435256 Area Ha: 0.575947 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: greenfield

### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1694.39Distance to bus stop (metres)121.99Nearest Railway StationCross GatesBus Stop ID5045

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:Yes

Public Rights of Way: Yes

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	91.79	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?: No Within 100m of Minerals Safeguarding Site?: No

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

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

East Leeds

Gas:

HLAA Conclusion	ons			
Availability:	Suitability:	А	achievability:	
Summary of Infras	structure provider co	mments and oth	ner planning require	ements
Leeds City Council H	ighways inc Metro			Rank (1-5
Accessibility comment 4buses per hour 100% en	nployment, primary secondary	and health		
·				5
Access Comments				Rank (1-5
Access via Lambrigg Cre	escent			5
Local network commen	t			Rank (1-5
No known issues with ca	pacity			5
Mitigation measure				Total sco
				15
				. •
Support?	Need to combine wi	th other sites:	Suitability for partial de-	velopment:
Yes				
Highways Agency				
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology	and LCC Ecology Officer:	Boundary A	Amendment	
Natural England:				
<b>Education</b>				
<u>Drainage/Water/Flood</u> Environment Agency Co		Environment Age	ency Constraints:	
Environment Agency Go	- Innonto.			
Yorkshire Water Comme	ents:	Yorkshire Water	Waste Water Treatment Wo	orks Comme
LCC Flood Risk Manage	ment:			
<u>Utilities</u>				

Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage Leeds City Council: West Yorkshire Archaeology English Heritage:	<sup>,</sup> Service:		
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)		Mayso
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)		
Conclusion of Asses	sment		
Conclusion summary:			
The site is designated greenspace residential properties. The site h			
Site Capacity (dwellings units)	: 18	Floorspace sq m (No	n residential): 0
Residential Conclusion:	Retail Cond	clusion:	<b>Employment Conclusion:</b>
Red	Not assesse	ed	Not assessed

Site Name: Land at Lambrigg Crescent

Site Ref: 4114

## **Site Details**

Northing: 435482 Area sq m: 15850.07 Ward Cillingbeck and Seacroft Easting: 435008 Area Ha: 1.585007 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Community Services - Education

Neighbouring Use 2: Other

Neighbouring Use 3: Community Services - Places of worhsip

Other uses: community centre

Site State: greenfield

### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1643.58Distance to bus stop (metres)135.93Nearest Railway StationCross GatesBus Stop ID12079

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	100	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?: No Within 100m of Minerals Safeguarding Site?: No

Planning App No.	Proposal	Received	Decision	Status	Site %
32/86/95/FU	2.5m high boundary fence to football ground	03/04/1995	26/05/1995	Α	94.39

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

East Leeds

Gas:

HLAA Conclusion	S			
Availability:	Suitability:		Achievability:	
Summary of Infrastru	ucture provider cor	nments and ot	her planning require	ments
Leeds City Council High	ways inc Metro			Rank (1-5
Accessibility comment 4buses per hour 100% emplo	byment, primary secondary a	and health		
				5
Access Comments				Rank (1-5
Access via Foundry Mill Stre	et			5
Local network comment				Rank (1-5
No known issues with capac	ity			5
Mitigation measure				Total sco
Alterations may be required to existing traffic calming to facilitate access				15
				. •
Support?	Need to combine wit	h other sites:	Suitability for partial dev	elopment:
Yes with mitigation				
Highways Agency				
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology and	d LCC Ecology Officer:	Boundary	Amendment	
	_			
Natural England:				
<b>Education</b>				
<u>Drainage/Water/Flooding</u> Environment Agency Comm		Environment Ag	ency Constraints:	
Environment Agency Comm			ency constraints.	
Yorkshire Water Comments	 3:	Yorkshire Water	Waste Water Treatment Wo	orks Comme
	_			
LCC Flood Risk Manageme	nt:			
<u>Utilities</u>				

Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage Leeds City Council: West Yorkshire Archaeology English Heritage:	Service:		
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 encampments	Yes (Text)	No	Unknown
Conclusion of Asses	sment		
Conclusion summary:			
The site is designated greenspac a lower level than Foundry Mill S be considered through the green:	treet) within the main urban		
Site Capacity (dwellings units)	: 50	Floorspace sq m (Non reside	ential): 0
Residential Conclusion:	Retail Conc	lusion:	Employment Conclusion:
Amber	Not assesse	ed	Not assessed

Site Name: Land to the east of the Dennis Healey Centre

Site Ref: 4115

Site Ref: 4117 Site Name: Land at Moresdale Avenue

## **Site Details**

Northing: 435315 Area sq m: 3921.47 Ward Killingbeck and Seacroft Easting: 434696 Area Ha: 0.392147 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Vacant and derelict - Vacant land

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space

Neighbouring Use 3:

Other uses:

Site State: greenfield

### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1809.75Distance to bus stop (metres)199.93Nearest Railway StationCross GatesBus Stop ID9840

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

## Natural Resources and waste DPD (if applicable)

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

Planning App No.	Proposal	Received	Decision	Status	Site %
H32/90/85/	One externally illuminated wal I sign, size 3.66m x 0.76m, height above ground 3.66m (u nderside), one externally	23/04/1985	03/06/1985	Α	99.34
32/184/02/FU	Change of use of public house to community and mental health team base	26/04/2002	16/07/2002	Α	100.00
32/365/02/OT	Outline application to demolish existing public house and erect community and mental health team base	01/10/2002	25/11/2002	Α	99.34
10/03537/EXT	Extension of time period for planning permission 07/02525/FU (Laying out of access road and erection of 3 storey block of 12 two bedroom flats and 8 three bedroom houses)	30/07/2010	11/11/2010	W	100.00
10/02194/EXT	Extension of time for Planning Application 07/02525/FU (Laying out of access road and erection of 3 storey block of 12 two bedroom flats and 8 three bedroom houses)	13/05/2010		APPRET	100.00
07/02525/FU	Laying out of access road and erection of 3 storey block of 12 two bedroom flats and 8 three bedroom houses.	18/04/2007	26/09/2007	Α	100.00
H32/484/78/	2 externally illuminated indiv idual letter signs, size of each 1.5m (5ft) x 0.6m (2ft .3ins) height of each ab	16/05/1978	12/06/1978	Α	99.33
H32/218/81/	Detached precast concrete gara ge to rear of public house.	25/03/1981	12/05/1981	А	99.06
06/05755/FU	Erection of single storey mental health resource centre with car parking	25/09/2006	24/10/2006	RET	52.31
10/02427/FU	2 storey 79 bedroom care home, with car parking	27/05/2010	21/09/2010	Α	100.00

Site Ref: 4117 Site Name: Land at Moresdale Avenue

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

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

Site Ref: 4117 Site Name: Land at Moresdale Avenue

East Leeds

Gas:

HLAA Conclusi	ons			
Availability:	Suitability:	A	Achievability:	
Summary of Infra	structure provider cor	mments and oth	ner planning require	ements
Leeds City Council H Accessibility comment	<u> </u>			Rank (1-5
1	mployment, primary secondary	and health		
				5
Access Comments				Rank (1-5
Access via Moresdale Lane or Foundry Mill Mount				5
Local network comme				Rank (1-5
No known issues with ca	apacity			5
	_			
Mitigation measure				Total sco
				15
Support?	Need to combine wit	th other sites:	Suitability for partial de	velonment:
Yes	Treed to demand with	in other sites.	Culturality for partial de	velopinent.
Highways Agency				
Network Rail :				
Biodiversity				
·	y and LCC Ecology Officer:	Boundary	Amendment	
Natural England:				
<b>Education</b>				
Drainage/Water/Floo	dina			
Environment Agency C		Environment Age	ency Constraints:	
Yorkshire Water Comm	ents:	Yorkshire Water	Waste Water Treatment Wo	orks Comme
LCC Flood Risk Manag	ement:			
<u>Utilities</u>				

Site Ref: 4117	Site Name:	Land at Moresdale A	venue
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	Accecment		
	Assessment		
Could site be effectively managed	Yes (Text)	No	Maybe
manageu	(10.11)		
Would gypsies and travellers live on the	Yes (Text)	No	Maybe
site?	(TOXI)		
Proximity to housed	Yes (Text)	No	
gypsies and travellers	(TOXI)		
Experience of previous	Yes (Text)	No	Unknown
encampments	(Text)		
0			
Conclusion of Asses	sment		
Conclusion summary:			
Site has a current planning perm acceptable if the care home is no		e home. The principle of housing	ng on the site is considered to be
Site Capacity (dwellings units)	: 14	Floorspace sq m (Non	residential):
Residential Conclusion:	Retail	Conclusion:	<b>Employment Conclusion:</b>
Amber	Not as	sessed	Not assessed

## **Site Details**

Northing: 435170 Area sq m: 7771.67 Ward Killingbeck and Seacroft
Easting: 435162 Area Ha: 0.777167 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: mixed

## Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape: No Tree Cover Road Frontage 

✓

Distance to Rail Station (metres): 0.00 Distance to bus stop (metres) 0.00

Nearest Railway Station Bus Stop ID

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

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

No

## Natural Resources and waste DPD (if applicable)

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

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

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

East Leeds

Gas:

HLAA Conclusi	ons			
Availability:	Suitability:	A	Achievability:	
Summary of Infras	structure provider co	mments and oth	ner planning requir	ements
Leeds City Council H	lighways inc Metro			Donk (1 5
Accessibility comment 4buses per hour 100% er	mployment, primary secondary	and health		Rank (1-5
·				5
Access Comments				Rank (1-5
Access via Hawkshead Crescent or Tarnside Drive				5
Local network commer	nt			Rank (1-5
No known issues with ca	pacity			5
Mitigation measure				Total sco
				15
Support?	Need to combine wi	ith other sites:	Suitability for partial de	evelopment:
Yes				
Highways Agency				
Network Rail :				
Biodiversity				
West Yorkshire Ecology	and LCC Ecology Officer:	Boundary .	Amendment	
National England				
Natural England:				
<b>Education</b>				
Droinogo/Motor/El	dina			
Drainage/Water/Flood Environment Agency Co		Environment Age	ency Constraints:	
Yorkshire Water Commo	ents:	Yorkshire Water	Waste Water Treatment W	orks Comme
LOC Flood Biolo Mon				
LCC Flood Risk Manage	ment:			
<u>Utilities</u>				

Electric:						
Telecom:						
Fire and Rescue Services:						
Built Heritage						
Leeds City Council:						
West Yorkshire Archaeology	Sarvica:					
English Heritage:	Oct vice.					
Liigiisii Heritage.						
Gypsy _Traveller Site	e Assessn	nent				
Could site be effectively	Yes		No		Maybe	Ī
managed	(Text)				•	
Would gypsies and travellers live on the	Yes (Text)		No		Maybe	4
site?	(Text)					
Proximity to housed	Yes			No		7
gypsies and travellers	(Text)					
Experience of previous	Yes		No		Unknown	_
encampments	(Text)					
						_
Conclusion of Asses	cmont					
Conclusion of Asses	SIIICIII					
Conclusion summary:						
Brownfield site within the main ur	ban area. Suita	ble in principle for r	esidentia	l development.		
Site Conseity (dwellings units)		25 Floor		ı m (Nan vasidan	tial).	(
Site Capacity (dwellings units):	•	20 FIOOT	space so	ım (Non resider	iuai):	(
Residential Conclusion:	I	Retail Conclusion	:		<b>Employment Conclusion:</b>	
Green	1	Not assessed			Not assessed	

Site Name: Land at Hawkshead Crescent

**Site Ref: 4120** 

## **Site Details**

Northing: 435384 Area sq m: 76001.05 Ward Killingbeck and Seacroft Easting: 435681 Area Ha: 7.600105 HMCA: Inner Areas

## Site Characteristics

## Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Community Services - Education

Neighbouring Use 3: Recreation & Leisure - Allotment and city farm

Other uses:

Site State: greenfield

### Site Detail

Topography: Sloping Boundaries: Partially well-defined

Natural Landscape: Limited Tree Cover Road Frontage 

✓

Distance to Rail Station (metres): 0.00 Distance to bus stop (metres) 0.00

Nearest Railway Station Bus Stop ID

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:		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?: No Within 100m of Minerals Safeguarding Site?: No

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

East Leeds

Gas:

HLAA Conclusion	ons			
Availability:	Suitability:	A	Achievability:	
Summary of Infras	tructure provider co	mments and oth	ner planning requir	ements
Leeds City Council H	ighways inc Metro			Rank (1-5
Accessibility comment 4buses per hour 100% en	nployment, primary secondary	and health		1
·		5		
Access Comments				Rank (1-5
Access via Inglewood Dri	ive			5
Local network commen	t			Rank (1-5
No known issues with cap	pacity			5
				3
Mitigation measure				Total sco
				15
Support?	Need to combine wi	Suitability for partial de	evelopment:	
Yes				
<u> Highways Agency</u>				
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology	and LCC Ecology Officer:	Boundary	Amendment	
Natural England:				
<b>Education</b>				
<u>Drainage/Water/Flood</u> Environment Agency Co		Environment Age	ency Constraints:	
Environment Agency Go				
Yorkshire Water Comme	ents:	Yorkshire Water	Waste Water Treatment W	orks Comme
LCC Flood Risk Manage	ment:			
<u>Utilities</u>				

Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage				
Leeds City Council:				
West Yorkshire Archaeology	Service:			
English Heritage:				
Gypsy _Traveller Site	Assessme	nt		
Could site be effectively	Yes	No		Maybe
managed	(Text)	1.10		,aja e
Would gypsies and travellers live on the	Yes (Text)	No		Maybe
site?	(Text)			
Proximity to housed	Yes		No	
gypsies and travellers	(Text)		-	
		T		
Experience of previous	Yes (Text)	No		Unknown
encampments	(Text)			
<b>Conclusion of Asses</b>	sment			
Conclusion summary:	ha a da Cara LIDD. I	Santa filler aller aller	talan a da dan atau da d	-11-'1- (NI4A) - O'1-
Designated greenspace (N1) on slopes significantly in parts. Los				
could be potential for consideration (subject to the greenspace analyst		itial development, with	allotments protected v	within any overall design
(Subject to the greenspace analys	ло).			
Site Capacity (dwellings units):	200	Floorspace	sq m (Non residentia	al):
Residential Conclusion:	Ref	ail Conclusion:	E	mployment Conclusion:
Amber				

Site Name: Land adjacent to Inglewood Drive

Site Ref: 4122

Site Deta	ils						
Northing:	434090	Area sq m:	8	964.23	Ward	Killingbed	ck and Seacroft
Easting:	434018	Area Ha:	0.8	396423	HMCA:		Inner Areas
Site Char	acteristics						
Land Use							
Existing Use 1	:						
Existing Use 2	<u>:</u> :						
Existing Use 3	<b>:</b> :						
Neighbouring	Use 1						
Neighbouring	Use 2:						
Neighbouring	Use 3:						
Other uses:							
Site State:							
Site Detail							
Topography:				Bound	laries:		
Natural Lands	cape:			Road	Frontage		
Distance to Ra	ail Station (metres):	0.00		Distan	ce to bus stop (m	etres) 0.00	
Nearest Railwa	ay Station			Bus S	top ID		
SFRA Flood Z	one:		0.00	Within	300m of retail ce	ntre boundary:	
Environment A	Agency Flood Zone:		0.00	Agricu	ltural Land Class:	:	
Health and Sa	fety Executive Haza	rd:	No	Strate	gic Employment E	Buffer:	0.00
Health and Sa	fety Executive Gas I	Pipeline:	No	Conse	ervation Areas		No
Ancient Monur	ment/Battlefield(%):		0.00	Listed	Buildings:		No
Public Rights	of Way:		No				
Other commer	nts/observations on s	site characteristics	•				
UDP Des	ignation						
Greenbelt - N	32 (%):		0.00	Urban	Green Corridor -	N8 (%):	0.00
Protected Are	a of Search site - N	34 (%):	0.00	Rural	Land - RL1:		0.00
City Centre P	rimary Shopping Qu	arter - CC27 (%):	0.00	Town	Centre - S2:		0.00
Greenspace -	N1:		0	Specia	al Landscape Area	a - N37:	0.00
Allotments - N	N1A:		0.00	Other	?:		
Proposed Gre	eenspace - N5:		0.00				
Nature Conse	ervation Area - N50:		0.00				
Protected Pla	ying Pitch - N6:		0.00				
Natural F	Resources ar	nd waste DF	D (if an	plical	ole)		

Within 100m of Minerals Safeguarding Site?:

No

No

Within Minerals Safeguarding Site?:

**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?: Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land? Overall sprawl conclusion: Prevent neighbouring towns from merging Would development of the site lead to physical connection of settlements? Do natural/physical features provide a good existing barrier/boundary to contain development? Overall Coalescence Conclusion: Assist in safeguarding countryside from encroachment Is there a strong defensible boundary between the site and the existing urban area? Does the site provide access to the countryside? Does the site include local or national conservation designated areas? Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricultural land? Does the site contain buildings? Are these in agricultural use? Overall countryside Encroachment Conclusion Preserve the setting and special character of historic towns Is the site within or adjacent to a conservation area, listed building or other historical feature? If yes, could development preserve this character?: Overall Character Preservation Conclusion: **Greenbelt Assessment Conclusion:** Conformity with Core Strategy Main Urban Area 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: 0.00 Inner South Leeds: 0.00 Aire Valley: Leeds Bradford Corridor: 0.00 West Leeds Gateway: 0.00

East Leeds

Gas:

HLAA Conclusions	<b>3</b>		
Availability:	Suitability:	Achievability:	
Summary of Infrastru	cture provider c	comments and other planning re	equirements
Leeds City Council High	ways inc Metro		
Accessibility comment 4buses per hour, 100% emplo	nyment primary second	dary and health	Rank (1-5
Abuses per flour, 100% emple	yment, primary, second	ary and notation	5
Access Comments			Rank (1-5
Access not ideal however, gir However, alterations to signa		se of site a small development would be ok. access	4
Local network comment			Rank (1-5
No known issues with capaci	ty		5
Mitigation measure			Total sco
Alterations to signals to facilit	ate access.		14
Support?	Need to combine	with other sites: Suitability for pa	rtial development:
Yes with mitigation			
Highways Agency			
Network Rail :			
Biodiversity			
West Yorkshire Ecology and	I LCC Ecology Officer:	Boundary Amendment	
Natural England:			
<u>Education</u>			
Drainage/Water/Flooding			
Environment Agency Comm	ents:	Environment Agency Constraints:	
Yorkshire Water Comments	 :	Yorkshire Water Waste Water Treatn	nent Works Comme
LCC Flood Risk Managemer	it:		
<u>Utilities</u>			

Site Ref:	4123	Site Name:	Land at Killin	gbeck Bridge	
Electric:					
Telecom:					
Fire and Re	scue Services:				
<b>Built Herit</b>	age				
Leeds City (	Council:				
	hire Archaeology	Service:			
English Her	itage:				
Cunou T	rovollor Cite	. A	.4		
Gypsy _I	raveller Sitt	e Assessmen	ıt		
	be effectively	Yes (Text)	No		Maybe
managed		(Text)			
Would gyp		Yes	No		Maybe
travellers li	ive on the	(Text)			
Site:					
Proximity t	o housed	Yes		No	
gypsies an	d travellers	(Text)			
Experience	e of previous	Yes	No		Unknown
encampme		(Text)	1		•
Conclusio	on of Asses	sment			
Conclusion su		alo for regidential de	volonment Come High	way concerns to con	ess, but given former use
			nodated an acceptabl		
Site Capacity	(dwellings units)	: 38	Floorspace	sq m (Non residentia	ıl):
Residential Co	onclusion:	Reta	il Conclusion:	Er	nployment Conclusion:
Amber					

#### **Site Details**

 Northing:
 430273
 Area sq m:
 42602.16
 Ward
 Middleton Park

 Easting:
 430518
 Area Ha:
 4.260216
 HMCA:
 Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Recreation & Leisure - Outdoor sport facility

Existing Use 3:

Neighbouring Use 1 Community Services - Education

Neighbouring Use 2: Industry and business - Manufacturing & Wholesale

Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape: Limited Tree Cover Road Frontage 

✓

Distance to Rail Station (metres): 0.00 Distance to bus stop (metres) 0.00

Nearest Railway Station Bus Stop ID

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# UDP Designation

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

No

# Natural Resources and waste DPD (if applicable)

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

**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?: Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land? Overall sprawl conclusion: Prevent neighbouring towns from merging Would development of the site lead to physical connection of settlements? Do natural/physical features provide a good existing barrier/boundary to contain development? Overall Coalescence Conclusion: Assist in safeguarding countryside from encroachment Is there a strong defensible boundary between the site and the existing urban area? Does the site provide access to the countryside? Does the site include local or national conservation designated areas? Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover? Does the site include grade 1, 2, or 3a agricultural land? Does the site contain buildings? Are these in agricultural use? Overall countryside Encroachment Conclusion Preserve the setting and special character of historic towns Is the site within or adjacent to a conservation area, listed building or other historical feature? If yes, could development preserve this character?: Overall Character Preservation Conclusion: **Greenbelt Assessment Conclusion:** Conformity with Core Strategy Main Urban Area 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: 0.00 Inner South Leeds: 0.00 Aire Valley: Leeds Bradford Corridor: 0.00 West Leeds Gateway: 0.00

East Leeds

Gas:

HLAA Conclusions			
Availability:	Suitability:	Achievability:	
Summary of Infrastru	cture provider co	mments and other planning requ	irements
Leeds City Council High	ways inc Metro		Book (1 5
Accessibility comment 1buses per hour, 100% primar	ry, secondary.		Rank (1-5
			3
Access Comments			Rank (1-5
Access via Old Run Road aw 4th arm.	ay from roundabout - or po	ossible alterations to roundabout to provide	5
Local network comment			Rank (1-5
May have cumulative impact	with school opposite/john	charles centre traffic	4
Mitigation measure			Total scor
May require alterations to exis	sting traffic calming/round	about.	12
Support?	Need to combine wi	ith other sites: Suitability for partial	development:
Yes with mitigation			
Highways Agency	-		
Network Rail :			
<u>Biodiversity</u>			
West Yorkshire Ecology and	LCC Ecology Officer:	Boundary Amendment	
Natural England:			
<u>Education</u>			
Drainage/Water/Flooding			
Environment Agency Commo		Environment Agency Constraints:	
Yorkshire Water Comments:		Yorkshire Water Waste Water Treatment	Works Comme
LCC Flood Risk Managemen	it:		
<u>Utilities</u>			

Electric:					
Telecom:					
Fire and Rescue Services:					
Built Horitago					
Built Heritage Leeds City Council:					
West Yorkshire Archaeology	Service:				
English Heritage:					
gg					
Gypsy _Traveller Site	Assessment				
Could site be effectively	Yes	No		Maybe	
managed	(Text)				
Would gypsies and	Yes	No		Maybe	4
travellers live on the	(Text)	110		Iviayoc	
site?					
Proximity to housed	Yes (Text)		No		
gypsies and travellers	(Text)				
Experience of previous	Yes	No		Unknown	
encampments	(Text)				
Conclusion of Asses	emont				ı
Conclusion of Asses	SHIEH				
Conclusion summary:					
The site is not designated as gre- of a green corridor on the wester					
of a green contact on the wester	i boundary, writer snot	nd be retained it the	e site were to be co	nsidered suitable.	
Site Capacity (dwellings units)	: 112	Floorspace s	sq m (Non residen	tial):	0
Residential Conclusion:	Retail C	Conclusion:		Employment Conclusion:	
Amber	Not ass	essed		Not assessed	

Site Name: John Charles Approach, Middleton

Site Ref: 4124

#### **Site Details**

 Northing:
 429492
 Area sq m:
 4110.06
 Ward
 Middleton Park

 Easting:
 430924
 Area Ha:
 0.411006
 HMCA:
 Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Community Services - Education

Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3:

Other uses:

Site State: greenfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape: Limited Tree Cover Road Frontage 

✓

Distance to Rail Station (metres): 0.00 Distance to bus stop (metres) 0.00

Nearest Railway Station Bus Stop ID

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# **UDP Designation**

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

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

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

**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?: 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:** The site is designated greenspace (N1) on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 35, question G28. Site slopes down towards Winrose Drive. Residential use acceptable 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: 0.00 Inner South Leeds: 0.00 Aire Valley: Leeds Bradford Corridor: 0.00 West Leeds Gateway: 0.00

East Leeds

Gas:

HLAA Conclusi	ons			
Availability:	Suitability:		Achievability:	
Summary of Infras	structure provider	comments and o	other planning re	quirements
Leeds City Council H	lighways inc Metro			
Accessibility comment				Rank (1-5
2buses per hour 100% ei	mployment, primary, second	dary and health		4
Access Comments				Rank (1-5
Access from Winrose Dr	ive ok			5
				5
Local network comme	nt			Rank (1-5
No know issues with cap	pacity			
				5
Mitigation measure				Total sco
	o existing traffic calming ald	ong Winrose Drive to fac	cilitate access	14
				14
Support?	Need to combine	e with other sites:	Suitability for par	tial development:
Yes				
Highways Agency				
<u>gy</u>				
Network Rail :				
Biodiversity				
	and LCC Ecology Officer	r: Bounda	ry Amendment	
<u>.</u>	<b></b>			
Natural England:				
T.d.,				
<u>Education</u>				
Orainage/Water/Floo	ding			
Environment Agency Co	omments:	Environment /	Agency Constraints:	
Yorkshire Water Comm	ents:	Yorkshire Wat	er Waste Water Treatm	ent Works Comme
LCC Flood Risk Manage	ement:			
_	. 2			
<u>Utilities</u>				

Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage Leeds City Council:				
West Yorkshire Archaeology	Service:			
English Heritage:				
Gypsy _Traveller Site	e Assessme	nt		
Could site be effectively	Yes	No	Maybe	Ī
managed	(Text)			
Would gypsies and	Yes	No	Maybe	1
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 Asses	sment			
Conclusion summary:	410			
	pace section. Site		would need to be considered through th Drive. Residential use acceptable in	е
Site Capacity (dwellings units)	: 13	Floorspace sq m (l	Non residential):	0
Residential Conclusion:	Re	tail Conclusion:	<b>Employment Conclusion:</b>	
Amber	No	t assessed	Not assessed	

Site Name: Winrose Drive, Middleton

Site Ref: 4125

Site Ref: CFSM001 Site Name: Hudson Road, Burmantofts, Leeds LS9 7JJ

#### **Site Details**

Northing: 434267 Area sq m: 175935.45 Ward ntofts and Richmond Hill Easting: 432105 Area Ha: 17.593545 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
Existing Use 2: Recreation & Leisure - Outdoor sport facility

Existing Use 3: Neighbouring Use 1 Neighbouring Use 2: Neighbouring Use 3:

Other uses:
Site State: mixed

#### Site Detail

Topography: Flat Boundaries: Partially well-defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):2641.59Distance to bus stop (metres)218.84Nearest Railway StationLeeds CityBus Stop ID12017SFRA Flood Zone:0.00Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

#### **UDP Designation**

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

# Natural Resources and waste DPD (if applicable)

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

# **Planning History**

laming misto	,				
Planning App No.	Proposal	Received	Decision	Status	Site %
34/324/02/FU	Laying out of lorry park and 2.4m high boundary fence to lorry park and existing car park	23/09/2002	06/03/2003	Α	10.52
H32/357/74/	Demolition of top 12m (40ft) o f existing chimney, and alter ations and new fibre-glass, ex tension, to a heightof 35.1m (	17/07/1974	14/10/1974	Α	27.55
H32/97/80/	Demolition of existing buildin g, alterations, to form offic es and laying out of 67 car pa rking spaces, with landscapin	29/01/1980	09/06/1980	Α	99.28
34/242/96/FU	Laying out of access and erection of office development with car parking and landscaping	01/11/1996	18/02/1997	Α	33.79
34/182/92/FU	3 metre high wall to form plant enclosure	06/08/1992	16/09/1992	Α	90.85
H34/277/85/	Outline application to layout access and surface water sewer and erect superstore, with st ock room and ancillary	18/09/1985	02/06/1987	W	14.12
H34/323/84/	Alterations and extension, to form enlarged electrical housi ng building.	09/10/1984	26/11/1984	А	97.93
34/57/95/OT	Outline application to layout access road and erect office development with car parking playing fields and landscaping	31/03/1995	27/12/1996	W	33.79
H32/278/75/	Alterations, including new loa ding bay to existing facto ry.	03/04/1975	16/06/1975	Α	10.90
34/53/97/FU	New access to basement car park	19/03/1997	07/07/1997	R	98.45
34/243/96/OT	Outline application to layout access and erect business development with car parking and landscaping	01/11/1996	18/02/1997	Α	33.79
H32/79/79/	Detached alternator and genera tor building, to factory.	01/02/1979	23/04/1979	Α	10.90
H34/303/84/	Outline application to erect t ransport depot, wareh ouse, garage, canteen and soci al club and enlargedoffices wi	24/09/1984	04/12/1984	Α	97.95
34/69/98/FU	Two storey prefabricated office unit and laying out of car park with 9 8m high floodlights and 2m high fence	24/03/1998	20/07/1998	Α	14.57
H34/370/84/	Alterations to form computer r oom and 2 plant rooms andaddit ion of condenser compound, to offices.	19/11/1984	14/01/1985	Α	97.83
H32/471/79/	Demolition of existing buildin g, and laying out of 65 ca r parking spaces, with landsca ping, to clothing factory, w	25/05/1979	12/11/1979	А	97.56
34/48/97/FU	Extensions to form 2 enlarged loading bays to factory and warehouse	06/03/1997	15/04/1997	Α	98.45

Site Ref: CFSM001 Site Name: Hudson Road, Burmantofts, Leeds LS9 7JJ

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

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

Site Ref: CFSM001 Site Name: Hudson Road, Burmantofts, Leeds LS9 7JJ

East Leeds

HLAA Conclusion				
Availability:	Suitability:		Achievability:	
Summary of Infrastru	ucture provider co	omments and ot	her planning red	quirements
Leeds City Council High	ways inc Metro			
Accessibility comment				Rank (1-5)
Good accessibility to all servi	ces			4
Access Comments				Rank (1-5)
various options for acceptab	le access			4
Local network comment				Rank (1-5)
Signficant site in built up are	a - potential for signficant	mitigation		3
Mitigation measure				Total score
To be determined by the Tra	nsport Assessment			11
Support?	Need to combine w	vith other sites:	Suitability for part	ial development:
Yes with mitigation				
Highways Agency				
Potential for cumulative impa / Aire Valley cluster.	ct in combination with other	er sites. If site still inclu	uded at next sift assess	as part of City Centr
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology and Supported	d LCC Ecology Officer:	Boundary	Amendment	
Natural England:				
<u>Education</u>				
Drainage/Water/Flooding	1			
Environment Agency Comn	nents:	Environment Ag	gency Constraints:	
Yorkshire Water Comments	:	Yorkshire Water	r Waste Water Treatme	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	Assessi	ment		
Could site be effectively	Yes	No		Maybe
managed	(Text)			•
Would avancies and	Yes	No		Movileo
Would gypsies and travellers live on the	(Text)	INU		Maybe
site?	` <i>'</i>			
Proximity to housed	Yes		No	
gypsies and travellers	(Text)			
Experience of provious	Yes	No		Unknown
Experience of previous encampments	(Text)	INU		Ulikilowii
	<u> </u>			
Conclusion of Asses	sment			
Conclusion summary:				
Call for sites submission for resid	ential (696 uni	ts) and retail. SHLAA site 1	145 falls within it. To	p half of site in employment
use. Rest of site allocated as em	oloyment but a	ppears to be in use as playi	ng pitches. The site i	s within a residential area.
Site Conseity (dynallings units)		696 Floorspace s	na m /Nan raaidanti	-1).
Site Capacity (dwellings units)			sq m (Non residenti	
Residential Conclusion:		Retail Conclusion:		mployment Conclusion:
Green		Not assessed	N	ot assessed

Site Name: Hudson Road, Burmantofts, Leeds LS9 7JJ

Site Ref: CFSM001

#### **Site Details**

Northing: 433905 Area sq m: 27047.16 Ward City and Hunslet Easting: 428423 Area Ha: 2.704716 HMCA: Inner Areas

### Site Characteristics

#### Land Use

Existing Use 1: Industry and business - Wholesale distribution

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale

Neighbouring Use 2: Industry and business - Storage

Neighbouring Use 3: Industry and business - Wholesale distribution

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1375.12Distance to bus stop (metres)97.96Nearest Railway StationBurley ParkBus Stop ID9924

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# **UDP Designation**

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

# Natural Resources and waste DPD (if applicable)

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

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H26/473/80/	Laying out of drainage, to dai ry.	17/04/1980	14/07/1980	Α	99.43
H26/476/80/	Amendment to previous applicat ion involving 27, 277 litre s underground diesel oil tank, 36, 369 litres undergroun	17/04/1980	14/07/1980	А	99.43
20/466/96/FU	Extension to form loading and unloading platform and recladding to depot	06/09/1996	31/10/1996	Α	99.49
20/166/96/FU	Detached processing plant with storage tanks and altered egress and access to dairy	01/04/1996	07/12/1998	W	99.49
H20/40/87/	Alterations and extension, to form container wash, coldstore area and enlarged cartoning h all with ancillary offices, t	27/01/1987	02/03/1987	A	99.55
H20/13/91/	Addition of canopy over existi ng tanker reception area, to da iry.	15/01/1991	26/03/1991	Α	95.02
20/261/96/FU	Air conditioning units to roof of offices	06/06/1996	16/09/1996	Α	99.49
20/566/98/FU	Air conditioning units to roof of offices	24/09/1998	16/11/1998	Α	99.52
H26/668/78/	27, 277 litres (6000 galls) und erground diesel oil tank, 36, 369 litres (8000 galls) un derground petrol tan	10/07/1978	04/09/1978	A	97.59
H26/1003/79/	Addition of pump house and 2 9 0, 922 litres oil storage tanks with 3.75m high bund wall to dairy.	05/10/1979	26/11/1979	Α	97.83
20/64/95/FU	Pipebridge and screenwall to dairy	21/02/1995	05/04/1995	Α	99.49
20/425/94/FU	Two milk storage silos to dairy	05/10/1994	30/11/1994	Α	99.52
H26/84/82/	Alterations and extension, to form detergent store withstore over, to dairy.	08/03/1982	04/05/1982	Α	99.18
H20/451/86/	Alterations and extension to f orm enlarged dairy and enlar ged office to dairy.	21/10/1986	11/12/1986	W	99.48
H26/193/79/	Outline application to demolis h existing building, erect 5 storey office block with ca r parking spaces, and form n	15/03/1979	08/05/1979	Α	18.37
H26/927/75/	Outline application to erect p art 2 and part 6 store y office extension with altera tions to car parkin	30/10/1975	01/03/1976	Α	29.76
20/294/97/FU	Alterations and part new cladding to entrance to offices	20/05/1997	14/07/1997	Α	99.49
H26/45/74/	Outline application to erect t wo storey ancillery offic e extensions to industrial pre mises	09/04/1974	08/10/1974	Α	13.49
H26/183/78/	Alterations and extension, to form entrance lobby, to da iry.	03/03/1978	17/04/1978	Α	49.86
H20/94/92/	1 internally illuminated wall logo sign and 1 exter nally illuminated fascia sign to offices.	04/03/1992	05/11/1992	Α	96.44

H26/313/80/	Alterations, to form vehicle g arage and workshop with store s, offices, cloakroom and toil ets, in existing joinery sh	21/03/1980	06/05/1980	A	99.43
PREAPP/08/00082		06/03/2008		PRENOT	15.59
H26/1028/76/	One internally ill. double sid ed box sign, size 1.07m (3ft 6ins) x 1.83m(6ft), height abo ve ground 4.8m(16ft)(underside	13/12/1976	24/01/1977	Α	29.76
H26/431/78/	Alterations and extension to f orm enlarged alternator house to depot.	05/05/1978	23/05/1978	PD	98.18
20/354/92/FU	New milk silo	29/09/1992	27/11/1992	Α	99.52
H26/570/76/	Alterations, including new equ ipment room, offices, enlar ged drawing office, new server y, lounge, dining room, acco	01/07/1976	04/10/1976	Α	10.34
H26/164/78/	Addition of 136, 383 litre (30, 000 gal) milk storage silo, to dairy.	24/02/1978	17/04/1978	PD	55.16

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

Check the unrestricted sprawl of large built up areas	
Would development lead to/constitute ribbon development?	
Would development result in isolated development?	
Is the site well connected to built up area (2+ boundaries with existing built up area)?	
Would development of the site effectively "round off" the settlement pattern?:	
Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?	
Overall sprawl conclusion:	
Prevent neighbouring towns from merging	
Would development of the site lead to physical connection of settlements?	
Do natural/physical features provide a good existing barrier/boundary to contain development?	
Overall Coalescence Conclusion:	
Assist in safeguarding countryside from encroachment	
Is there a strong defensible boundary between the site and the existing urban area?	
Does the site provide access to the countryside?	
Does the site include local or national conservation designated areas?	
Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?	
Does the site include grade 1, 2, or 3a agricultural land?	
Does the site contain buildings?	?
Overall countryside Encroachment Conclusion	
Preserve the setting and special character of historic towns	
Is the site within or adjacent to a conservation area, listed building or other historical feature?	
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Greenbelt Assessment Conclusion:	
Conformity with Core Strategy	
Main Urban Area 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: 0.00 West Leeds Gate	wav: 0.00

East Leeds

HLAA Conclusion	ns			
Availability:	Suitability:		Achievability:	
Summary of Infrast	ructure provider co	omments and ot	her planning requ	uirements
Leeds City Council Hig	hways inc Metro			
Accessibility comment good			I	Rank (1-5
good				5
Access Comments				Rank (1-5)
Access from Kirkstall Road	d combined with adjacent si	ites		4
Local network comment			,	Rank (1-5
West St / Wellington Road	concerns			
				3
Mitigation measure				Total scor
	ellington Road improvemer	nt		
				12
Support?	Need to combine v	with other sites:	Suitability for partia	I development:
Yes with mitigation				
Highways Agency				
Network Rail :				
Biodiversity				
West Yorkshire Ecology a	nd LCC Ecology Officer:	Boundary	Amendment	
Supported with mitigation to River Aire (a UK BAP Priori 20 metre buffer and enhand with no access for wildlife) t tree planting. The river is im light spillage onto the river.	ty Habitat) by providing a m sing the banks( which are m hrough remediation and riv	ninimum nan made verside		
Natural England:				
<u>Education</u>				
Drainage/Water/Floodi	n <u>q</u>			
Environment Agency Com	iments:	Environment Ag	gency Constraints:	
Yorkshire Water Commen	ts:	Yorkshire Water	r Waste Water Treatmen	t Works Comme

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

LCC Flood Risk Management:

Site Ref:	CFSM012	Site Name:	Former Arla Street, Leed	·	Road/Washington
<u>Utilities</u> Gas:					
Electric:					
Telecom:					
Fire and Re	scue Services:				
Built Herita					
Leeds City (	Councii: hire Archaeology	Sarvica:			
English Her		Oct vice.			
3	<b>-</b>				
Gypsy <sub>-</sub> T	raveller Site	e Assessmen	t		
	be effectively	Yes	No		Maybe
managed		(Text)			
Would gyp		Yes	No		Maybe
travellers li site?	ive on the	(Text)			
Proximity t		Yes (Text)		No	
gypsies an	d travellers	(Text)			
	e of previous	Yes	No		Unknown
encampme	ents	(Text)			
Conclusion	on of Asses	sment			
Conclusion su	ummary:				
				sing. See also SHLAA d use with residential	A site 3390. In existing on upper floors.
Site Capacity	(dwellings units):	:	Floorspace	e sq m (Non residen	tial):
Residential Co	onclusion:	Retai	l Conclusion:		Employment Conclusion:
Amber		Not a	ssessed		Green

Site Detail	S						
Northing:	433781	Area sq m:	2	3902.09	Ward		City and Hunslet
Easting:	428598	Area Ha:	2.	.390209	HMCA:		Inner Areas
Site Chara	cteristics						
Land Use							
Existing Use 1:							
Existing Use 2:							
Existing Use 3:							
Neighbouring U	se 1						
Neighbouring U	se 2:						
Neighbouring U	se 3:						
Other uses:							
Site State:							
Site Detail							
Topography:				Bound	daries:		
Natural Landsca	эре:			Road	Frontage		
Distance to Rail	Station (metres):	1243.04		Distar	nce to bus stop (met	tres) 146.4	9
Nearest Railway	y Station	Leeds City		Bus S	Stop ID	8114	
SFRA Flood Zoi	ne:		1.00	Withir	n 300m of retail cent	tre boundary:	:
Environment Ag	gency Flood Zone:		1.00	Agricı	ultural Land Class:		
Health and Safe	ety Executive Hazar	rd:	Yes	Strate	egic Employment Bu	ıffer:	0.00
Health and Safe	ety Executive Gas F	<sup>o</sup> ipeline:	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	site characteristics:					
UDP Design	anation						
Greenbelt - N32	2 (%).		0.00	Urbar	n Green Corridor - N	IR (%)·	0.00
	of Search site - N3	34 (%):	0.00		Land - RL1:	0 (70).	0.00
	mary Shopping Qua		0.00		Centre - S2:		0.00
Greenspace - N	, ,, ,	110. 332. (///	0.00		al Landscape Area	- N37;	0.00
Allotments - N1			0.00	Other			
Proposed Gree			0.00				
·	vation Area - N50:		0.00				
Protected Playi			0.00				
		nd waste DP					

Within 100m of Minerals Safeguarding Site?:

No

No

Within Minerals Safeguarding Site?:

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
20/254/04/FU	Temporary change of use of warehouse and service yard to car park	27/05/2004	20/07/2004	R	29.52
H20/430/84/	Alterations and extension to f orm switchgear room and trans former compound, to side of fa ctory.	04/10/1984	12/11/1984	Α	20.48
H26/231/81/	2.44m high close boarded fenci ng to front of bus works hops.	30/03/1981	01/06/1981	Α	62.23
H26/132/74/	Amended plans of details of ap proved plans (no.ee5507 18/2/ 74) for 2 storey extension on piers, to printing works, to	10/05/1974	06/01/1975	Α	19.65
H20/327/83/	Alterations, including new bri ck cladding to existing build ing frontage and erection of 2 .9m high brick wall and timber	26/08/1983	03/10/1983	А	60.38
H26/82/83/	Alterations, including new sta ircase, and to form offic es, toilets, paintshop, prepar ation bay, cleaning b	16/02/1983	25/04/1983	Α	60.52
H20/567/91/	Change of use, involving alter ations and addition of bus w ash, of vehicle workshops to b us depot.	12/12/1991	26/02/1992	Α	61.81
20/338/01/OT	Outline application to erect one 5 storey block and one 2 storey block of offices with ground floor a3 use	27/06/2001	07/04/2006	0	39.15
H26/480/75/	Outline application to demolis h existing timber storageshed, and erect 2 storey extension, comprising bus and buildi	03/06/1975	11/08/1975	Α	60.36
H26/397/80/	Alterations including new roof to machine shop.	31/03/1980	02/06/1980	Α	62.40
H20/493/90/	Alterations to form toilets, c anteen kitchen and offic es and erection of canopy to w ash area, to bus depot.	18/10/1990	14/01/1991	W	14.10

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

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

East Leeds

HLAA Conclusio	ns		
Availability:	Suitability:	Achievability:	
Summary of Infrast	tructure provider com	nments and other planning rec	quirements
Leeds City Council High	ghways inc Metro		
Accessibility comment			Rank (1-5)
good			5
Access Comments			Rank (1-5)
Access from Kirkstall Roa	d combined with adjacent sites		4
Local network comment			Rank (1-5)
West St / Wellington Road	d concerns		3
Mitigation measure			Total score
Contribution to West St/ W	Vellington Road improvement		12
Support?	Need to combine with	other sites: Suitability for part	ial development:
Yes with mitigation			
Highways Agency Potential for cumulative important Aire Valley cluster.  Network Rail:	pact in combination with other s	sites. If site still included at next sift assess	as part of City Centre
Biodiversity			
Supported with mitigation to River Aire (a UK BAP Prior 20 metre buffer and enhance with no access for wildlife)	and LCC Ecology Officer: o protect and enhance the adja rity Habitat) by providing a minir cing the banks( which are man through remediation and riversi nportant for otters and bats. Ava	mum made ide	
Natural England:			
<u>Education</u>			
Drainage/Water/Floodi	ing		
Environment Agency Cor	mments:	Environment Agency Constraints:	I
Yorkshire Water Commer	nts:	Yorkshire Water Waste Water Treatme	ent Works Comme

Site Rei. Crawiu i	Site Name.	07-01, NIIKSIAI	i Roau, Leeus, i	LOS ILP
LCC Flood Risk Managemen	t:			
<u>Utilities</u> Gas:				
Electric:				
Telecom:				
Fire and Rescue Services:				
Built Heritage				
Leeds City Council:	_			
West Yorkshire Archaeology	Service:			
English Heritage:				
Gypsy Traveller Site	e Assessment			
				Mayba
Could site be effectively managed	Yes (Text)	No		Maybe
Would gypsies and travellers live on the	Yes (Text)	No		Maybe
site?	(TOX)			
Proximity to housed	Yes		No	
gypsies and travellers	(Text)			
Experience of previous	Yes	No	Ι	Jnknown
encampments	(Text)	,		
<b>Conclusion of Asses</b>	sment			
Conclusion summary:				
Call for site submission for reside	ential, offices and retail.	. See also SHLAA site	e 3393. In existing emp	ployment use, suitable in
principle for residential developm				
Site Capacity (dwellings units)	:	Floorspace so	դ m (Non residential)։	
Residential Conclusion:	Retail (	Conclusion:	Emp	loyment Conclusion:
Amber			Gree	n

Site Ref: CFSM027 Site Name: Premises At Roseville, Leeds, LS8 5DR

#### **Site Details**

Northing: 434558 Area sq m: 14428.24 Ward City and Hunslet Easting: 430958 Area Ha: 1.442824 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale
Neighbouring Use 2: Industry and business - Wholesale distribution

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape: No Tree Cover Road Frontage 

☑

Distance to Rail Station (metres): 1863.00 Distance to bus stop (metres) 88.96

Nearest Railway Station Leeds City Bus Stop ID 5616

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

# **UDP Designation**

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

# Natural Resources and waste DPD (if applicable)

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

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
34/130/93/SI	Two internally illuminated fascia signs and one double sided internally illuminated free standing sign	18/05/1993	14/06/1993	А	10.64
34/292/04/FU	Addition of satellite dish to roof of car sales showroom	01/10/2004	26/11/2004	Α	42.92
07/04802/ADV	1 externally illuminated free standing pylon sign, 2 internally illuminated entrance signs and individual letter signs, 3 non-illuminated flag signs, 1 non illuminated directional sign and 1 non illuminated parking sign to car dealership.	27/07/2007	10/09/2007	А	99.97
08/04627/ADV	1 internally illuminated fascia sign; 4 internally illuminated letter signs; 1 halo illuminated sign; 3 flagpole signs; 2 internally illuminated entrance signs and 2 non illuminated signs to car dealership	01/08/2008	24/09/2008	А	99.97
H32/1123/79/	Four non-illuminated fascia si gns, size of each 3.8m x 0.4m, height of each above ground 4 .85m (underside), two non-il	22/10/1979	12/11/1979	A	98.41
34/207/04/SI	4 internally illuminated 1 externally illuminated and 1 non illuminated signs to commercial garage	12/07/2004	19/08/2004	Α	99.09
34/52/05/SI	2 internally illuminated fascia signs and 1 internally illuminated totem sign to commercial garage	19/01/2005	28/02/2005	Α	99.09
H32/560/79/	One non-illuminated fascia sig n, size 32m x 1m, height abouv e ground 3.8m (underside), one internally illuminate	18/06/1979	23/07/1979	Α	98.41
H32/706/75/	One externally illuminated dou ble sided freestanding 'tote m pole' sign, size 5.25m (17f t.3ins) x 1.04m (3ft.6ins)	01/08/1975	15/09/1975	A	99.16
08/00489/FU	Alterations, recladding and reconfiguration of car park to car dealership	28/01/2008	10/03/2008	Α	99.97
34/164/04/FU	External alterations including new doors & windows to car dealers	08/06/2004	03/08/2004	Α	99.48
34/11/97/FU	Addition of 1.2m diameter satellite dish to commercial garage	21/01/1997	24/02/1997	Α	99.95
34/70/99/SI	3 internally illuminated and 9 non- illuminated garage signs	08/04/1999	14/05/1999	Α	86.52
H34/362/87/	Alterations and extension, to form parts department, with offices and reception, to comm ercial garage.	01/10/1987	23/11/1987	Α	99.58
12/03595/ADV	Two illuminated signs and one non illuminated sign to car dealership	20/08/2012	01/11/2012	Α	79.19
H32/880/80/	Alterations, to form parts dep artment and extension, toform retail area, to showrooms and workshop.	15/12/1980	19/01/1981	Α	79.29
34/129/95/FU	Alterations and single storey extension to commercial garage	27/06/1995	10/08/1995	Α	99.95

# Site Ref: CFSM027 Site Name: Premises At Roseville, Leeds, LS8 5DR

10/02863/ADV	2 externally illuminated fascia signs, 1 externally illuminated freestanding double sided sign and 3 non illuminated wall mounted signs to car dealership	22/06/2010	12/08/2010	A	99.85
0-34/39/04/MOD	External alterations including new doors & windows to car dealers	18/11/2004	16/12/2004	M01	99.48
H34/15/86/	One internally illuminated wal I logo sign, size 2.44m x 0.9 1m height above ground 4m (und erside), 1 partiallyinternally	16/01/1986	21/02/1986	А	97.21
H32/851/76/	One internally illuminated, do uble sided hanging box sign, size 2.4m (7ft.11ins) x 0.4m (1ft.4ins) height above grou	15/10/1976	22/11/1976	Α	99.16
H34/148/85/	Alterations and extension to f orm covered sales area and I aying out of car park to comme rcial garage.	21/05/1985	15/07/1985	А	97.70
H32/866/76/	Additional petrol pump and new petrol interceptor to pe trol service station.	15/10/1976	10/01/1977	А	99.16
09/00430/ADV	Retrospective application for 2 internally illuminated individual letter fascia signs, 1 internally illuminated entrance statement sign and 1 internally illuminated freestanding totem sign to car dealership	02/02/2009	04/03/2009	Α	98.70

Site Ref: CFSM027 Site Name: Premises At Roseville, Leeds, LS8 5DR

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

Site Ref: CFSM027 Site Name: Premises At Roseville, Leeds, LS8 5DR

East Leeds

Gas:

HLAA Conclusio				
Availability:	Suitability:	Ad	chievability:	
ummary of Infras	tructure provider co	mments and oth	er planning req	uirements
Leeds City Council Hi	ghways inc Metro			
Accessibility comment				Rank (1-
Good accessibility to all se	rvices			4
Access Comments				Rank (1-
various options for accept	able access			4
Local network comment	i i			Rank (1-
Congested local network				3
				<u> </u>
Mitigation measure				Total sco
				11
Support?	Need to combine w	ith other sites:	Suitability for parti	al development:
yes				
Highways Agency				
Network Rail :				
Biodiversity				
west Yorkshire Ecology Supported	and LCC Ecology Officer:	Boundary A	mendment	
Supported				
Natural England:				
<u>Education</u>				
<del></del>				
Drainage/Water/Flood	<u>ing</u>			
Environment Agency Cor	mments:	Environment Age	ncy Constraints:	
Yorkshire Water Comme	nts:	Yorkshire Water V	Vaste Water Treatme	nt Works Comme
_CC Flood Risk Manager	nent:			
Itilities				

Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage			
Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e Assessme	ent	
Could site be effectively	Yes	No	Maybe
managed	(Text)		
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)	140	Iviayoc
site?			
Proximity to housed gypsies and travellers	Yes (Text)	No	
gypoles and travellers			
Experience of previous	Yes	No	Unknown
encampments	(Text)		
<b>Conclusion of Asses</b>	sment		
Conclusion summary:			
	dential. industrial ar	nd retail. See also SHLAA site 339	99. Existing employment site, not
within residential area. Employme			J 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Site Capacity (dwellings units)	:	Floorspace sq m (Non	residential):
Residential Conclusion:	Ret	tail Conclusion:	Employment Conclusion:
	Ret		
Residential Conclusion:	Ret	tail Conclusion:	Employment Conclusion:

Site Name: Premises At Roseville, Leeds, LS8 5DR

Site Ref: CFSM027

#### **Site Details**

Northing: 433450 Area sq m: 24472.02 Ward City and Hunslet Easting: 428775 Area Ha: 2.447202 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Industry and business - Manufacturing & Wholesale
Neighbouring Use 2: Industry and business - Wholesale distribution

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):952.90Distance to bus stop (metres)158.48Nearest Railway StationLeeds CityBus Stop ID11060SFRA Flood Zone:1.00Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:YesStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

#### **UDP Designation**

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

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

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

## **Planning History**

Tarming moto	•				
Planning App No.	Proposal	Received	Decision	Status	Site %
20/410/02/SI	4 internally illuminated signs to commercial garage	07/10/2002	28/10/2002	Α	17.86
H26/438/75/	Alterations including new roll er shutter doors, to form3 blo cks of toilets, boiler room, 3 cloakrooms, cleaners r	20/05/1975	21/07/1975	Α	17.78
20/450/96/SI	4 flag signs to garage with attached light fittings to illuminate car showroom and forecourt	31/07/1996	04/11/1996	Α	18.06
20/239/96/FU	Elevational alterations to front and sides of car showroom and new boundary rail	07/05/1996	12/03/1997	Α	18.06
H26/899/79/	2 internally illuminated fasci a box signs, size of each9.76m x 1.21m height of each above ground 3.96m (underside	07/09/1979	15/10/1979	А	17.86
20/348/97/FU	Alterations and new cladding to first floor of showrooms and workshops	17/06/1997	06/04/1998	А	18.06
H20/498/86/	Alterations, including part ne w frontage, to car showr oom.	18/11/1986	22/12/1986	Α	17.51
10/04649/FU	Alterations involving provision of a disabled access ramp, stepped access and new landscaping to the car park	12/10/2010	25/11/2010	W	19.43
11/00154/FU	Alterations involving provision of new pedestrian footway and access point, revised vehicular access radius and reconfiguration of car parking bays	17/01/2011	22/02/2011	Α	19.43
11/03119/FU	Alterations to form entrance to mail sorting office	22/07/2011	01/09/2011	Α	19.74
PREAPP/08/00194		29/05/2008		PRECAG	17.94
H26/111/77/	Block of 4 single storey wareh ouse units, each with toile ts and 2 storey offices, and w ith 33 car parking spaces, to	16/02/1977	21/03/1977	Α	19.60
20/66/02/FU	Change of use including alterations of distribution warehouse to postal sorting office	27/02/2002	30/04/2002	Α	17.78
11/9/00037/MOD	Alterations involving provision of new pedestrian footway and access point, revised vehicular access radius and reconfiguration of car parking bays NON-MATERIAL AMENDMENT TO 11/00154/FU: Install 1m high retaining wall	04/03/2011	18/03/2011	M01	19.43
20/104/99/FU	Addition of canopy to side of car showroom	25/02/1999	08/04/1999	А	17.88

### 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	ı)?
Would development of the site effectively "round off" the settlement pattern?:	
Do natural/physical features provide a good existing barrier between existing urbar 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? $\hfill\Box$ 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 historic feature?	al 🗌
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Greenbelt Assessment Conclusion:	
Conformity with Core Strategy	
Main Urban Area Main Urban Area Extension	Brownfield
Major Settlement Major Settlement Extension	0 (11)
Smaller Settlement Smaller Settlement Extension	Mi l
Villages/Rural Village/Rural Extension	Mixed
Development unrelated to existing development	
Regeneration Priority Area:	
Inner South Leeds: 0.00 Aire Valley:	0.00
Leeds Bradford Corridor: 0.00 West Leeds 0	Rateway: 0.00

East Leeds

<b>HLAA Conclusions</b>			
Availability:	Suitability:	Achievability:	
Summary of Infrastru	cture provider cor	nments and other planning requi	rements
Leeds City Council Highy	vays inc Metro		
Accessibility comment			Rank (1-5)
good			5
Access Comments		·	Rank (1-5)
Access from spur road from V	Vellington Road, no direct a	access, spur road will require improvement	3
Local network comment			Rank (1-5)
West St / Wellington Road con	ncerns		3
Mitigation measure			Total score
Contribution to West St/ Wellin	ngton Road improvement		11
Support?	Need to combine wit	h other sites: Suitability for partial o	development:
Yes with mitigation			<del>-</del>
Highways Agency		-	
Potential for cumulative impact / Aire Valley cluster.	t in combination with other	sites. If site still included at next sift assess as p	part of City Centro
Network Rail :			
<u>Biodiversity</u>			
West Yorkshire Ecology and	LCC Ecology Officer:	<b>Boundary Amendment</b>	
Supported			
Natural England:			
<u>Education</u>			
Drainage/Water/Flooding			
Environment Agency Comme		Environment Agency Constraints:	
Yorkshire Water Comments:		Yorkshire Water Waste Water Treatment	Works Comme
LCC Flood Risk Managemen	t:	1 1	

<u>Utilities</u>

Site Ref:	CFSM041	Site Name:	Wellington Road Ind Road, Leeds, LS12 2	ustrial Estate, Wellington UE
Gas:				
Electric:				
Telecom:				
Fire and Re	escue Services:			
	Council: shire Archaeology	Service:		
English He	mage:			
Gypsy <sub>-</sub> T	raveller Site	e Assessmen	t	
	be effectively	Yes	No	Maybe
managed		(Text)		
Would gyp		Yes	No	Maybe
travellers I site?	ive on the	(Text)		
Proximity 1		Yes	No	
gypsies ar	nd travellers	(Text)		
	e of previous	Yes	No	Unknown
encampme	ents	(Text)		
		l		
Conclusion	on of Asses	sment		
Conclusion s	ummary:			
use. Resident				AA site 3408. In existing employment residential development or mixed use
Site Capacity	(dwellings units)	:	Floorspace sq m (Non	residential): 0
Residential C	onclusion:	Retai	I Conclusion:	<b>Employment Conclusion:</b>
Amber		Not as	ssessed	Green

#### **Site Details**

Northing: 434116 Area sq m: 86064.04 Ward City and Hunslet Easting: 428518 Area Ha: 8.606404 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Office

Existing Use 2: Industry and business - Manufacturing & Wholesale Existing Use 3: Industry and business - Wholesale distribution

Neighbouring Use 1 Office

Neighbouring Use 2: Industry and business - Manufacturing & Wholesale

Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:No Tree CoverRoad Frontage✓Distance to Rail Station (metres):1227.66Distance to bus stop (metres)116.11Nearest Railway StationBurley ParkBus Stop ID497

SFRA Flood Zone: 1.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 1.00 Agricultural Land Class:

Health and Safety Executive Hazard:NoStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

#### **UDP Designation**

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

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

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

### **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
08/06041/FU	Installation of new security fencing, gates, turnstiles, alterations to existing fencing and paving, formation of new pedestrian footpaths and installation of additional security cameras to television studio	24/10/2008	23/12/2008	А	33.10
12/05186/ADV	Three non illuminated signs	07/12/2012	25/01/2013	Α	15.23
07/00171/FU	Single storey extension for vehicle maintenance and washing facility to television studio	12/01/2007	09/03/2007	Α	30.04
H34/227/88/	4 lighting columns to car park and addition of 11 surve illance cameras to television centre.	01/07/1988	01/08/1988	Α	30.04
20/378/96/FU	3.7m diameter satellite dish to television centre	24/07/1996	04/09/1996	Α	31.13
H20/259/91/	Outline application to erect t ransmission centre to carpark to television studio. (site area 1.22ha)	25/06/1991	27/01/1992	А	12.82
H34/196/83/	Alterations and extension to f orm kitchen store to telev ision centre.	29/09/1983	07/11/1983	Α	30.01
H20/444/91/	Two storey transmission centre, with offices, trans mission rooms, plant rooms, to ilets and link to television	02/10/1991	31/01/1992	А	12.91
H20/445/91/	Laying out of drainage to prop osed transmission centre, to te levsion centre.	11/10/1991	03/02/1992	Α	12.91
H34/276/84/	One internally illuminated wal I mounted box sign, size 10.97 m x 0.91m, height above ground 9.14m (underside), to televis	04/09/1984	15/10/1984	Α	29.89
H34/283/89/	Alterations and extension to f orm toilets to televisionstudi o.	01/06/1989	19/07/1989	Α	34.74
H34/109/87/	Alterations, including new rol ler shutter door and windo ws and to form loading bay, wo rkshops and store, to televis	20/03/1987	05/05/1987	Α	29.98
H34/390/87/	Addition of canopy to rear of television studios.	30/10/1987	14/12/1987	Α	28.27
08/06040/FU	Alterations including installation of new boundary walls, railings, fencing, turnstiles, gates, canopy, vehicle barriers and security cameras, formation of new kerb lines and paved areas and infilling of public footpath along Kirkstall Road to television studio	24/10/2008	30/12/2008	R	18.48
09/00308/FU	Alterations including installation of new boundary walls, railings, fencing, turnstiles, gates, canopy, vehicle barriers and security cameras, formation of new kerb lines and paved areas and infilling of public footpath along Kirkstall Road to television studio	26/01/2009	30/03/2009	А	18.48

1					
10/03425/COND	Consent, agreement or approval required by conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17 and 19 of Planning Application 10/01638/FU	20/07/2010	26/01/2011	SPL	34.99
12/01483/FU	Demolition of plant room and relocation of satellite dish from 104 Kirkstall Road to Television Centre	02/04/2012	23/05/2012	А	37.66
H26/414/82/	Alterations and extension, to form storage area with store s and office over, and covered cycle park, to television	20/10/1982	22/11/1982	Α	29.93
10/01638/FU	Alterations to television centre including 2 extensions, 2 canopies, air condenser units and ducting, new access for loading bay, laying out of additional car parking and rearrangement of part of existing car park to television studio	09/04/2010	28/05/2010	А	34.99

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

Check the unrestricted sprawl of large built up areas	
Would development lead to/constitute ribbon development?	
Would development result in isolated development?	
Is the site well connected to built up area (2+ boundaries with existing built up ar	ea)?
Would development of the site effectively "round off" the settlement pattern?:	
Do natural/physical features provide a good existing barrier between existing urb	en 🗌
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 ar	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?	or
Does the site include grade 1, 2, or 3a agricultural land?	
Does the site contain buildings?	al 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 histo feature?	rical
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Overdit Ordinates (17000) Valion Considered.	
Greenbelt Assessment Conclusion:	
Greenbert Assessment Conclusion:	
Conformity with Core Strategy	
Main Urban Area Main Urban Area Extension	Brownfield
Major Settlement  Major Settlement Extension	Greenfield
Smaller Settlement	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	s Gateway: 0.00

East Leeds

**Utilities** 

HLAA Conclusion	ıs			
Availability:	Suitability:		Achievability:	
Summary of Infrastr	ucture provider co	omments and ot	her planning req	uirements
Leeds City Council Hig	hways inc Metro			
Accessibility comment			I	Rank (1-5)
Good				5
Access Comments				Rank (1-5)
Access from Studio Road				4
Local network comment				Rank (1-5)
West St / Wellington Road	concerns			
viola et / violangion rioda	3511661116			3
Mitigation measure				Total scor
Contribution to West St/ We	ellington Road improvemen	t		12
Support?	Need to combine w	vith other sites:	Suitability for partia	al development:
Yes with mitigation				
Highways Agency				
Potential for cumulative impa / Aire Valley cluster.	act in combination with other	er sites. If site still inclu	ided at next sift assess a	s part of City Centr
Network Rail :				
Biodiversity				
West Yorkshire Ecology ar	nd LCC Ecology Officer:	Boundary	Amendment	
Supported				
Natural England:				
<u>Education</u>				
Drainage/Water/Floodin	q			
Environment Agency Com		Environment Ag	ency Constraints:	
Yorkshire Water Comment	s:	Yorkshire Water	Waste Water Treatmer	nt Works Comme
LCC Flood Risk Manageme	ent:			

Site Ref:	CFSM043	Site Name:	Kirkstall Road, Studi Kirkstall, Leeds	o Road, and Park Road,
Gas:				
Electric:				
Telecom:				
Fire and Re	scue Services:			
Built Herit	age			
Leeds City	Council:			
West Yorks	hire Archaeology	Service:		
English Her	ritage:			
Gypsy <sub>-</sub> T	raveller Site	e Assessmen	t	
	be effectively	Yes	No	Maybe
managed		(Text)		
Would gyp		Yes	No	Maybe
travellers l	ive on the	(Text)		
Site:				
Proximity t	to housed	Yes	No	
gypsies an	d travellers	(Text)		
Experience	e of previous	Yes	No	Unknown
encampme	ents	(Text)		
Conclusion	on of Asses	sment		
Conclusion su	ummary:			
			o SHLAA site 3432. Adjacent to nt acceptable in principle.	residential area to north. The site is
Site Capacity	(dwellings units)	:	Floorspace sq m (Non	residential):
Residential Co	onclusion:	Retai	Conclusion:	<b>Employment Conclusion:</b>
Amber		Not as	ssessed	Green

Site Ref: CFSM049 Site Name: Thomas Danby College, Roundahay Road,

#### **Site Details**

Northing: 434940 Area sq m: 48191.83 Ward City and Hunslet Easting: 430910 Area Ha: 4.819183 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Community Services - Education

Existing Use 2: Office

Existing Use 3: Recreation & Leisure - Outdoor sport facility

Neighbouring Use 1 Industry and business - Wholesale distribution

Neighbouring Use 2: Neighbouring Use 3:

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape:Limited Tree CoverRoad Frontage✓Distance to Rail Station (metres):2131.20Distance to bus stop (metres)106.20Nearest Railway StationLeeds CityBus Stop ID7548

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

Environment Agency Flood Zone: 0.00 Agricultural Land Class:

Health and Safety Executive Hazard:YesStrategic Employment Buffer:0.00Health and Safety Executive Gas Pipeline:NoConservation AreasNoAncient Monument/Battlefield(%):0.00Listed Buildings:No

Public Rights of Way: No

Other comments/observations on site characteristics:

### **UDP Designation**

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

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

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

Site Ref: CFSM049 Site Name: Thomas Danby College, Roundahay Road, Leeds

## **Planning History**

	,				
Planning App No.	Proposal	Received	Decision	Status	Site %
H34/177/91/	Addition of satellite dish, to college. (this item is also notice under reg ulation 4(1) of the town and c	16/07/1991	17/09/1991	Α	14.89
0-34/7/98/MOD	Detached storage building to college and laying out of car park	05/05/1998	05/06/1998	M01	32.71
H32/1117/78/	Alterations, to form 2 quality control rooms, 2 kitch ens, 3 classrooms, wash up are a, office, cold room, stor	13/11/1978	11/06/1979	Α	37.74
H32/947/78/	Laying out of public open spac e with landscaping and playi ng field & 1.3m (4ft 3ins) hig h chain link fence to vacant	05/10/1978	04/12/1978	Α	54.31
34/163/97/FU	Detached storage building to college and laying out of car park	07/08/1997	28/10/1997	А	32.71
09/03363/ADV	1 halo illuminated individual letter and logo sign and 2 externally illuminated fascia signs to College	31/07/2009	30/09/2009	Α	14.90
0-34/27/04/MOD	Laying out of sports pitch and multi use games area and erection of sports pavilion	15/07/2004	16/08/2004	M01	45.42
34/312/05/FU	Variation of condition no 17 of permission ref 34/178/03/fu (floodlighting time limit)	19/09/2005	04/11/2005	Α	45.42
34/242/95/FU	New flat roof to college	22/11/1995	17/01/1996	Α	32.71
34/295/93/FU	Part two and part three storey extension and laying out of enlarged car park to college	24/11/1993	21/03/1994	Α	14.69
0-34/10/05/MOD	Laying out of sports pitch and multi use games are and erection of sports pavilion	30/03/2005	14/06/2005	M01	45.42
34/36/99/FU	Landscaping and levelling to layout artificial games area with perimeter fence store area & floodlights to college	19/02/1999	21/06/1999	Α	56.08
PREAPP/08/00372		13/10/2008		PRECAG	45.42
H34/203/89/	Three non illuminated individu al letter signs, to colle ge.	20/04/1989	15/05/1989	А	14.86
34/56/96/FU	Laying out of cricket pitch hockey pitch basketball court running track and landscaping to playing fields	16/02/1996	10/07/1996	Α	53.80
34/178/03/FU	Laying out of sports pitch and multi use games area and erection of sports pavilion	15/05/2003	15/08/2003	Α	45.42

Site Ref: CFSM049 Site Name: Thomas Danby College, Roundahay Road,

### 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 ar	ea)?
Would development of the site effectively "round off" the settlement pattern?:	
Do natural/physical features provide a good existing barrier between existing urb	en 🗌
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 ar	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?	or
Does the site include grade 1, 2, or 3a agricultural land?	
Does the site contain buildings?	al 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 histo feature?	rical
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Overdit Ordinates (17000) Valion Considered.	
Greenbelt Assessment Conclusion:	
Greenbert Assessment Conclusion:	
Conformity with Core Strategy	
Main Urban Area Main Urban Area Extension	Brownfield
Major Settlement  Major Settlement Extension	Greenfield
Smaller Settlement	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	s Gateway: 0.00

Site Ref: CFSM049 Site Name: Thomas Danby College, Roundahay Road,

East Leeds

Gas:

HLAA Conclusion			
Availability:	Suitability:	Achievability:	
Summary of Infras	structure provider co	mments and other planning	requirements
Leeds City Council H	ighways inc Metro		
Accessibility comment			Rank (1-5
Good accessibility to all s	ervices		4
Access Comments			Rank (1-5
various options for accep	otable access		4
Local network commer	nt		Rank (1-5
Congested local network	and significant development		3
Mitigation measure			Total sco
Signficant - to be determ	ined by TA		11
Support?	Need to combine w	ith other sites: Suitability for	partial development:
Yes with mitigation			
Highways Agency			
Network Rail :			
<u>Biodiversity</u>			
West Yorkshire Ecology	and LCC Ecology Officer:	<b>Boundary Amendment</b>	
Supported			
Natural England:			
<u>Education</u>			
Drainage/Water/Flood		Fundament Amenay Constraints	_
Environment Agency Co	omments:	Environment Agency Constraints	
Yorkshire Water Comme	ents:	Yorkshire Water Waste Water Tre	eatment Works Comme
LCC Flood Risk Manage	ement:		
<u>Utilities</u>			

Telecom:						
Fire and Rescue Services:						
Built Heritage						
Leeds City Council:						
West Yorkshire Archaeology	Service:					
English Heritage:						
Gypsy _Traveller Site	e Assessi	ment				
Could site be effectively	Yes		No		Maybe	
managed	(Text)		•			
Would gypsies and	Yes		No		Maybe	
travellers live on the site?	(Text)					
Site						
Proximity to housed	Yes		T N	lo		
gypsies and travellers	(Text)			10		
gyperee and marenere						
Experience of previous	Yes		No		Unknown	
encampments	(Text)		<u>.</u>			
Conclusion of Asses	sment					
Conclusion summary:						
Call for sites submission for resid	ential industry	/. warehousing	and offices. Bro	ownfield site within	the main urban are	a.
Suitable in principle for residentia	l development	or mixed use	with residential of	on upper floors. Ca	apacity is an estimat	
based on half SHLAA housing ca	pacity to allow	for mixed use	e scheme as no fi	gure supplied by s	submitter.	
Site Capacity (dwellings units):		118	Floorspace sq	m (Non residenti	al):	0
Residential Conclusion:		Retail Concl	lusion:	E	mployment Conclu	sion:
Green		Not assessed	d	G	reen	

Site Name: Thomas Danby College, Roundahay Road,

Leeds

Site Ref: CFSM049

Electric:

Site Ref: CFSM052 Site Name: 49-59 Armley Road (former Denso Marston Premises)

#### **Site Details**

433566 Area sq m: 21611.47 Northing: Ward Armley 427946 Easting: Area Ha: 2.161147 HMCA: Inner Areas

#### Site Characteristics

#### Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale

Existing Use 2: Existing Use 3:

Neighbouring Use 1 Residential - Dwellings

Neighbouring Use 2: Retail - Shops

Neighbouring Use 3: Recreation & Leisure - Outdoor amenity & open space

Other uses:

Site State: brownfield

#### Site Detail

Topography: Flat Boundaries: Existing well defined

Natural Landscape: No Tree Cover Road Frontage Distance to Rail Station (metres): 1611.52 Distance to bus stop (metres) 149.73 Nearest Railway Station **Burley Park** Bus Stop ID 13113

SFRA Flood Zone: 0.00 Within 300m of retail centre boundary:

**Environment Agency Flood Zone:** 0.00 Agricultural Land Class:

0.00 Health and Safety Executive Hazard: Strategic Employment Buffer: No Health and Safety Executive Gas Pipeline: **Conservation Areas** No No 0.00 Ancient Monument/Battlefield(%): Listed Buildings: No No

Public Rights of Way:

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

Site Ref: CFSM052 Site Name: 49-59 Armley Road (former Denso Marston Premises)

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H24/144/77/	Alterations to form effluent t reatment plant, and addit ion of sludge collection unit, with 2.2m (7ft.2ins)	23/03/1977	14/06/1977	Α	46.04
H24/27/74/	Extend existing exhaust stack from roof of industrial works (now 6ft high) to 24ft high i n order to meet m.o.h. req	11/04/1974	10/06/1974	Α	36.58
H24/612/77/	Outline application to lay ou t access road and erect exten sion, to form service and good s inwards store, with 105 c	25/10/1977	20/03/1978	А	31.15
H24/383/76/	Alterations, to form covered e ntrance with roller shutt er door, to works premises.	25/05/1976	15/06/1976	Α	46.04
H24/849/78/	Alterations and extension, to form service and goods inwar d store, with office, acid dip area, 4 storage bays and I	30/11/1978	18/12/1978	Α	33.42
H24/157/88/	Alterations and extension, to form plant room to roof of wo rks.	07/06/1988	25/07/1988	Α	79.34
H24/278/77/	Alterations and extension, to form enlarged prototype depar tment, to works.	25/05/1977	04/07/1977	Α	46.04
H24/848/78/	Detached single storey service and goods inwards store, with office, 3 storage bays and loading bay, and with 8	30/11/1978	08/12/1978	W	25.54
H24/31/86/	Alterations and extension to f orm loading door with canop y, to side of factory.	10/02/1986	07/04/1986	Α	76.49
H24/36/88/	Laying out of access and erect ion of 3 industrial and w arehousing units, with 30 car parking spaces and landscapin	15/02/1988	25/07/1988	Α	13.59

Site Ref: CFSM052 Site Name: 49-59 Armley Road (former Denso Marston Premises)

### 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 a	area)?
Would development of the site effectively "round off" the settlement pattern?:	
Do natural/physical features provide a good existing barrier between existing unarea and undeveloped land?	rban 🗌
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?	n 🗆
Overall Coalescence Conclusion:	
Assist in safeguarding countryside from encroachment	
Is there a strong defensible boundary between the site and the existing urban a	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, significant unprotected tree/hedge cover?	, or
Does the site include grade 1, 2, or 3a agricultural land?	
Does the site contain buildings?	ıral 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 hist feature?	orical
If yes, could development preserve this character?:	
Overall 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 Valle	y: 0.00
Leeds Bradford Corridor: 100.00 West Lee	ds Gateway: 100.00

Site Ref: CFSM052 Site Name: 49-59 Armley Road (former Denso Marston Premises)

East Leeds

Gas:

HLAA Conclusion	ons		
Availability:	Suitability:	Achievabilit	у:
ummary of Infras	tructure provider co	mments and other plar	nning requirements
Leeds City Council H	ighways inc Metro		
Accessibility comment			Rank (1-5
good			5
Access Comments			Rank (1-5
Access from Canal Road	possible		4
			4
Local network commen	t		Rank (1-5
Armley Gyratory congest			
			3
Misi			Tatal and
Mitigation measure	yratory capacity improvement		Total sco
Contribution to Armiey C	yratory capacity improvement		12
Support?	Need to combine wi	th other sites: Suitab	ility for partial development:
Yes with mitigation			
lighways Agency			
Network Rail:  Biodiversity  West Yorkshire Ecology  Supported	and LCC Ecology Officer:	Boundary Amendme	ent
Natural England:			
<u>Education</u>			
Orainage/Water/Flood	ling		
Environment Agency Co	mments:	Environment Agency Cons	straints:
orkshire Water Comme	ents:	Yorkshire Water Waste Wa	ter Treatment Works Comme
.CC Flood Risk Manage	ment:		
<u>Jtilities</u>			

Site Ref: CFSM052	Site Name:	49-59 Armley Roa Premises)	ad (former Denso Marston
Electric:			
Telecom:			
Fire and Rescue Services:			
Built Heritage Leeds City Council:			
West Yorkshire Archaeology	Service:		
English Heritage:			
Gypsy _Traveller Site	e Assessmen	t	
Could site be effectively	Yes	No	Maybe
managed	(Text)		
Would gypsies and travellers live on the	Yes (Text)	No	Maybe
site?	(10/11)		
Dravimity to bayond	Voc	- No	
Proximity to housed gypsies and travellers	Yes (Text)	No	
Experience of previous	Yes	No	Unknown
encampments	(Text)		1
Conclusion of Assessment			
Conclusion summary:			
Call for site submission for residential 50 units and showroom/tradecounter. See also SHLAA site 3425. Within urban residential area. Site in existing employment. Housing suitable in principle.			
Site Capacity (dwellings units):	:	Floorspace sq m	(Non residential):
Residential Conclusion:	Retai	l Conclusion:	<b>Employment Conclusion:</b>
Amber	Not as	ssessed	Not assessed