

Public Document Pack

DEVELOPMENT PLAN PANEL

TUESDAY, 6 JANUARY 2015

SUPPLEMENTARY INFORMATION

**Agenda Item 6 - SITE ALLOCATIONS PLAN - SITE ALLOCATION PROPOSALS
(EMPLOYMENT, GREEN SPACE AND RETAIL) – SUPPLEMENTARY INFORMATION**

(Pages 1 to 16)

**Agenda Item 6a - SUPPLEMENTARY REPORT - AIRE VALLEY LEEDS AREA ACTION
PLAN (SITE PROPOSALS)**

(Pages 17 to 38)

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Supplementary Paper to Development Plan Panel Report (6th January 2015)

Sustainability Appraisal of Site Allocations Plan & Aire Valley Area Action Plan

Paragraph 4.5 of the report to the Development Plan Panel refers to the Sustainability Appraisal (SA) work underway to inform the preparation of the Site Allocations Plan. This supplementary paper provides the revised scoring criteria used to assess the proposed housing, employment and retail sites against the 22 SA objectives. Schedules are attached for the proposed employment and retail sites in the Site Allocations Plan. The work is nearing completion and the schedules provide an indication of the current status of the sites in terms of their SA assessment in preparation for the SA of the publication draft in 2015.

The schedules for the employment sites in the Aire Valley Area Action Plan considered by Development Plan Panel on the 16th December are also provided.

Scoring Criteria for Assessing Sites against the SA objectives (December 2014)

SA Objective	Assumptions Used	Scoring
SA1 Employment	Based on the location and existing use of the site.	<p><u>Proposed Employment Use</u></p> <ul style="list-style-type: none"> + Proposed use will create new employment ○ Existing employment use on site <p><u>Proposed Retail Use</u></p> <ul style="list-style-type: none"> + Proposed use will create new employment ○ Existing employment use on site <p><u>Proposed Housing Use</u></p> <ul style="list-style-type: none"> ○ All sites except existing employment use on site - Existing employment use -- If single employment site in a smaller settlement.
SA2 Economic growth	Based on the location and existing use of the site	<p><u>Proposed Employment Use</u></p> <ul style="list-style-type: none"> ++ Proposed use will create new employment (City Centre or Town Centre location) + Proposed use will create new employment ○ Existing employment use on site <p><u>Proposed Retail Use</u></p> <ul style="list-style-type: none"> + Proposed use will create new employment ○ Existing employment use on site <p><u>Proposed Housing Use</u></p>

		<ul style="list-style-type: none"> ○ All sites except existing employment use - Existing employment use -- If single employment site in a smaller settlement
SA3 Education	<p>Based on accessibility of site to existing primary and secondary schools (data provided by WY Combined Authority) The assessment does not consider the capacity of existing schools to accommodate new pupils. Comments will be provided separately by Childrens Services on school capacity. Large sites (800+ units) could accommodate new school on site.</p>	<ul style="list-style-type: none"> + All site within accessibility zones for primary (20 min walk) and secondary education (30 min walk) ○ Partly within accessibility zones for primary and secondary education. - Outside accessibility zones for primary and secondary education <p><u>Proposed Employment or Retail Use</u></p> <ul style="list-style-type: none"> ○ Employment or retail site
SA4 Health	<p>Based on accessibility of site to existing primary health facilities (data provided by WY Combined Authority to LCC highways) The assessment does not consider the capacity of existing health facilities to accommodate new patients. Comments will be provided separately by health consultees.</p>	<ul style="list-style-type: none"> + All site within accessibility zone for primary health facilities (20 min walk) ○ Partly within accessibility zone. - Outside accessibility zone <p><u>Proposed Employment or Retail Use</u></p> <ul style="list-style-type: none"> ○ Employment or retail site
SA5 Crime	<p>Outside of the scope of the Site Allocations document to determine the implications for crime arising from a site's development.</p>	<ul style="list-style-type: none"> ○ All sites
SA6 Culture, leisure & recreation	<p>Based on the location in terms of centres and therefore the proximity to cultural and leisure facilities. Consider the size of the site and impact on existing facilities.</p>	<ul style="list-style-type: none"> ++ Near/in the city centre + Near/in a town centre ○ Site not near or in a centre but reasonably accessible - Not near or in a centre -- Loss of existing leisure facility <p><u>Proposed Employment or Retail Use</u></p> <ul style="list-style-type: none"> ○ Employment or retail site
SA7 Housing	<p>All housing sites will score favourably</p>	<ul style="list-style-type: none"> + All sites considered for housing. - Employment or retail site
SA8 Community	<p>Outside the scope of the Site Allocations document to determine the implications for social inclusion</p>	<ul style="list-style-type: none"> + Good access to existing services in the City Centre or Town Centres ○ Remaining sites

participation	and community participation. However if large site may be potential to provide new facilities on site	O? Large site which could potentially accommodate new facilities on site - Poor access to existing services <u>Proposed Employment or Retail Use</u> O Employment or retail site
SA9 Community cohesion	Consider the relationship of the site to the existing area, eg scale of site in relation to the scale of the existing settlement	O Site size considered to be in scale with settlement scale - Site is out of scale with settlement scale or loss of existing community facility (eg sports club, allotments) -- Site size is considered to be significantly out of scale with settlement scale
SA10 Greenspace	SA scoring based on assessment of accessibility of sites to existing greenspace using accessibility standards in Core Strategy (Policy G3). Scores reflect whether a site falls within the accessibility threshold for each greenspace type. The scores are the number of greenspace type thresholds a site falls within	++ Access to 8-9 typologies + Access to 6-7 typologies O Access to 4-5 typologies - Access to 2-3 typologies -- Access to 0-1 typologies -- Existing greenspace use on site <u>Proposed Employment or Retail Use</u> O Employment or retail site
SA11 Greenfield or brownfield	Consider existing greenfield / brownfield status of the site	+ + Derelict brownfield site + Occupied brownfield site - Part greenfield and brownfield site -- Greenfield site
SA12 Biodiversity or geological intestes	Based on ecology comments	O Support - Support with mitigation -- No support
SA13 Greenhouse emissions	Based on accessibility assessment provided by LCC Highways	+ + Rank 5 + Rank 4 O Rank 3 - Rank 2 -- Rank 1
SA14 Flood risk	Data from Leeds Strategic Flood Risk Assessment and Environment Agency	+ + Flood Zone 1 and brownfield + Flood Zone 1 and greenfield O Flood Zone 2 and brownfield - Flood Zone 2 and greenfield - Flood Zone 3 and brownfield -- Flood Zone 3 and greenfield
SA15	Based on LCC Highways	+ + Rank 5

Transport network	comments on accessibility, site access and local network capacity	+ Rank 4 ○ Rank 3 - Rank 2 -- Rank 1
SA16 Local needs met locally	Based on accessibility assessment provided by LCC Highways (using Core Strategy) NB Where a site is very large potentially scope to accommodate new services on site	+ + Rank 5 + Rank 4 ○ Rank 3 - Rank 2 -- Rank 1
SA17 Waste	Based on waste sites designated in the Natural Resources and Waste DPD.	○ All other sites - Site lies within 100m of a designated waste site -- Designated waste site
SA18 Pollution	Subdivide SA18 into 3 to consider whether site affected by air quality designations, HSE Major Hazard Zone or is a contaminated site	
SA18 A	Contaminated Land	+ Contaminated site ○ Uncontaminated site
SA18 B	Air Quality	○ Site not within Air Quality Management Area or Area of Concern - Site within Air Quality Management Area or Area of Concern
SA18 C	HSE Major Hazard Zone	○ Site not within HSE Major Hazard Zone - Site within HSE Major Hazard Zone
SA19 Landscape	Guided by extent of woodland coverage and number of hedges and other landscape features Does the site fall within a Special Landscape Area or include a Tree Preservation Order	○ No existing landscape features or feature could be retained - Woodland coverage and hedges or attractive landscape which would be lost -- Special Landscape Area / Tree Preservation Order
SA20 Local distinctiveness	Consider scale of site in relation to existing settlement and whether it would it change the distinctiveness of the settlement.	+ Existing unattractive brownfield site. ○ Brownfield site, but not unattractive; greenfield site in scale with settlement; greenfield site where development could still maintain distinctiveness - Large Greenfield site, out of character with settlement
SA21	Consider if site would affect a heritage asset. Defined by NPPF	0 Site does not contain/is not within or adjacent to a heritage asset (100m)

Historic environment	as Listed Building, Conservation Area, Registered Park & Garden, Schedule Ancient Monument (Class I and I) and Registered Battlefield. 100m buffer zone from site to heritage asset.	U Site contains/ is within or adjacent to a heritage asset (100m) - uncertain effect
SA22 Energy and natural resources	Subdivide SA22 into 3 to consider whether site affected by agricultural land classification, Areas of Search for Wind, minerals designation and water resources	
SA22 A	Agricultural Land	<ul style="list-style-type: none"> O Non-agricultural land - Agricultural land Grade 3b or 4 -- Agricultural land Grade 1, 2, 3 or 3a
SA22 B	Area of Search for Wind Energy	<ul style="list-style-type: none"> + Site within Area of Search for Wind Energy O Site not within Area of Search for Wind Energy
SA22 C	Water Resources For employment uses, consideration of Environment Agency's information on restricted water availability.	<p><u>Proposed Retail or Housing Use</u></p> <ul style="list-style-type: none"> O All retail and housing sites <p><u>Proposed Employment Use</u></p> <ul style="list-style-type: none"> O All other employment sites - Area with restricted water available for licensing for employment use - Area where water not available for licensing for employment use
SA22 D	Mineral Resources. Based on designated minerals sites in the Natural Resources & Waste DPD	<ul style="list-style-type: none"> + Site within the Sand and Gravel Mineral Safeguarding Area; or Surface Coal Mineral Safeguarding Area, (policy MINERALS 2 & 3) O All other sites - Site lies within buffer zone of a designated minerals site -- Site allocated or safeguarded for mineral extraction; or preferred areas for stone or clay extraction; areas of search for sand and gravel; Safeguarded Minerals Processing sites; or Safeguarded Railway Sidings and Canal Wharves (policies MINERALS 4-7 and MINERALS 12 and emerging MINERALS 13).

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2105090	0	0	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	0	1	0	0	-2	0	x	0	0	0	1		
2200462	1	1	0	0	0	0	-1	0	0	x	-2	0	x	1	x	x	0	1	0	0	0	-1	x	-2	0	0	1		
2201750	1	1	0	0	0	0	-1	1	0	x	1	x	1	2	1	1	0	1	0	0	0	0	x	0	0	0	1		
2201920	1	1	0	0	0	0	-1	1	0	x	2	0	0	2	1	0	-2	1	0	0	0	1	x	-2	0	0	1		
2201921	1	1	0	0	0	0	-1	0	0	0	1	0	x	2	x	x	0	1	0	0	0	0	x	-2	0	0	1		
2201930	1	1	0	0	0	0	-1	0	0	x	-1	0	x	1	x	x	0	1	0	0	-1	0	x	-2	0	0	1	SA20 & SA21 Uncertain effect on character of site if site developed for employment use and effect on local distinctiveness and listed building.	
2201970	1	1	0	0	0	0	-1	0	0	x	-2	0	x	-2	x	x	-1	0	0	0	0	0	x	-2	0	0	-1		
2202170	1	1	0	0	0	0	-1	0	0	x	-1	0	x	1	x	x	-1	1	0	0	0	0	x	0	0	0	1	SA11 & SA20 site part greenfield and brownfield. Majority of site is greenfield.	
2202290	1	1	0	0	0	-1	-1	0	0	x	-1	0	x	1	x	x	-2	1	0	0	0	1	x	-2	0	0	1	SA11 derelict brownfield and greenfield SA20 majority of site is greenfield, however the brownfield area is derelict and unsightly.	
2301552	1	1	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	0	1	0	0	0	0	x	-2	0	0	1		
2302250	1	1	0	0	0	0	-1	1	0	x	-2	0	1	1	0	1	0	1	0	0	0	-1	x	0	-1	0	1		
2302530	1	1	0	0	0	0	-1	0	0	x	-1	0	x	1	x	x	0	1	0	0	-1	0	x	0	0	0	1	SA1 & SA2 some existing employment use on site but majority of site in non-employment use.	
2302836	1	1	0	0	0	0	-1	1	0	x	-2	0	2	1	2	2	0	1	0	0	0	-1	x	-2	-1	0	1		
2303010	1	1	0	0	0	0	-1	0	0	x	-2	-2	x	1	x	x	0	1	0	0	-2	0	0	-2	-1	0	0		
2303011	1	1	0	0	0	0	-1	0	0	x	-2	-2	x	1	x	x	0	1	0	0	-2	0	x	-2	-1	0	0		
2303441	0	0	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	0	1	0	0	0	0	x	0	0	0	1		
2303459	1	0	0	0	0	0	-1	1	0	x	1	0	2	2	2	2	0	1	0	0	0	0	x	0	0	0	1		
2304490	x	x	x	x	0	x	-1	0	x	x	x	x	x	x	x	x	x	0	1	0	0	x	x	x	0	-1	0	1	
2304500	x	x	x	x	0	x	-1	0	x	x	x	x	x	x	x	x	0	1	0	0	0	x	x	x	0	0	0	1	
2400850	1	1	0	0	0	0	-1	0	0	x	-1	-2	x	1	x	x	0	1	0	0	-1	0	x	0	0	0	1	SA11 Majority of site is greenfield	
2401060	1	1	0	0	0	0	-1	0	0	x	-1	-2	x	1	x	x	0	1	0	0	-2	0	0	0	0	0	1	SA20 two thirds of site is greenfield.	
2401781	1	1	0	0	0	0	-1	1	0	x	2	0	2	2	2	2	0	1	0	0	0	1	x	0	0	0	1		
2401892	1	1	0	0	0	0	-1	0	0	x	-2	0	x	1	x	x	0	1	0	0	-2	0	x	0	0	0	1		
2402880	1	1	0	0	0	1	-1	0	0	x	x	0	x	x	x	x	0	1	0	0	0	0	x	0	0	0	1		
2403100	1	1	0	0	0	0	-1	0	0	x	-1	-2	x	-2	x	x	0	1	0	0	-1	0	x	0	0	0	1		
2403210	0	0	0	0	0	0	-1	0	0	x	-1	-2	x	-1	x	x	0	1	0	0	-2	0	x	0	0	0	1		
2403250	x	x	x	x	0	x	-1	0	x	x	x	0	x	x	x	x	0	1	0	0	0	x	x	x	0	0	0	1	
2403270	0	0	0	0	0	0	-1	0	0	x	1	-2	x	2	x	x	-2	1	0	-1	0	1	x	0	0	0	1		
2403820	1	1	0	0	0	0	-1	0	0	x	-2	0	x	1	x	x	0	1	0	0	0	0	x	0	0	0	1		

2404191	-1	0	0	0	0	0	-1	1	0	0	1	0	2	-1	1	2	-1	1	0	0	0	0	0	x	0	0	0	0	1
2500550	1	1	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	0	1	0	0	0	0	0	x	0	0	0	0	1
2500680	1	1	0	0	0	0	-1	0	0	x	-2	0	x	1	x	x	-1	0	0	0	-1	0	x	0	0	0	0	1	
2501400	0	0	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	-2	1	0	0	-1	1	x	0	0	0	0	1	
2501410	0	0	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	-2	1	0	0	0	0	1	x	0	0	0	1	
2501424	1	0	0	0	0	0	-1	1	0	x	1	0	2	2	2	2	0	1	0	0	0	0	0	x	0	0	0	1	
2501640	1	1	0	0	0	0	-1	0	0	x	-2	x	x	1	x	x	0	1	0	0	0	0	0	x	0	0	0	1	
2502500	1	1	0	0	0	0	-1	0	0	x	2	0	0	2	1	0	0	1	0	0	-2	1	x	-2	0	0	0	1	
2502510	1	1	0	0	0	0	-1	-1	0	x	-2	0	-1	1	-1	-1	0	1	0	0	0	0	-1	x	-2	0	0	1	
2502721	1	0	0	0	0	0	-1	1	0	x	1	x	1	2	1	1	0	1	0	0	0	0	0	x	0	0	0	1	
2502940	1	0	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	-1	1	0	0	0	0	0	x	0	0	0	1	
2503200	1	1	0	0	0	0	-1	1	0	0	-1	0	2	1	2	2	0	1	0	0	0	0	0	x	-2	0	0	1	
2601360	1	1	0	0	0	0	-1	1	-1	0	-2	-2	2	1	1	2	0	1	0	0	-2	0	x	-2	0	0	0	0	SA11 - greenfield site as although former quarry is some re-vegetation (would be more except for bike tracks wearing it away)
2601811	1	1	0	0	0	0	-1	1	0	0	-2	-2	2	1	1	2	0	0	0	0	-2	0	x	0	0	0	0	0	
2602360	1	1	0	0	0	0	-1	0	0	x	-1	-2	x	1	x	x	0	1	0	0	-2	0	-1	0	0	0	0	1	
2603880	1	1	0	0	0	0	-1	0	0	x	2	0	x	2	x	x	0	0	0	0	0	0	x	0	0	0	0	1	
2701350	1	1	0	0	0	0	-1	0	0	x	-1	-2	x	-2	x	x	0	1	0	0	-2	0	x	0	0	0	0	0	SA20 part greenfield and brownfield
2800611	0	0	0	0	0	0	-1	1	0	x	1	-2	2	2	2	2	0	1	0	0	0	0	1	x	0	0	-1	1	
2801270	1	1	0	0	0	0	-1	0	0	x	-2	0	x	1	x	x	0	1	0	0	0	0	0	x	0	0	-1	0	
2802310	0	0	0	0	0	0	-1	1	0	x	-1	-2	2	-2	1	2	-1	1	0	0	-1	0	x	0	0	-1	-2		
2802330	1	0	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	0	1	0	0	-2	0	x	0	0	-1	0		
2900040	1	1	0	0	0	0	-1	0	0	x	-2	-2	x	-1	x	x	0	0	0	0	0	0	x	-2	0	-1	1		
2900042	1	1	0	0	0	0	-1	0	0	x	-1	-2	x	-1	x	x	0	0	0	0	-1	1	x	-2	0	-1	1		
2901230	1	1	0	0	0	0	-1	1	0	x	1	0	2	2	1	2	0	0	0	0	0	0	0	x	-1	0	-1	0	
2901530	1	1	0	0	0	0	-1	0	0	x	-1	x	x	1	x	x	0	1	0	0	-2	0	x	-2	0	-1	0	SA20 part greenfield and brownfield	
2901610	0	0	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	0	1	0	0	-1	1	x	0	0	-1	0		
3002680	1	1	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	0	1	0	0	0	0	x	0	0	0	0	1	
3103830	0	0	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	0	0	0	0	-1	0	x	0	0	-1	0		
3104020	1	1	0	0	0	0	-1	0	0	0	-2	0	x	-2	x	x	0	1	0	0	-1	0	0	-2	0	0	0		
3104030	0	0	0	0	0	0	-1	-1	-1	0	0	1	-2	-2	2	-1	-2	-2	1	0	0	-2	0	x	0	0	-1	0	
3104060	0	0	0	0	0	0	-1	0	0	0	1	0	x	2	x	x	0	1	0	0	-2	0	x	0	0	0	0		
3104100	1	0	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	0	1	0	0	-2	0	x	-2	-1	-1	0		
3104100	1	1	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	0	1	0	0	-2	0	x	-2	-1	-1	0	SA11 query occupied status of site	
3104330	1	1	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	0	0	0	0	-2	0	x	-2	-1	-1	0		
3104400	1	1	0	0	0	0	-1	0	0	x	-2	0	x	1	x	x	0	0	0	0	-2	-1	x	-2	-1	-1	0		
3104420	1	1	0	0	0	0	-1	0	0	x	-2	0	x	-2	x	x	0	1	0	0	-2	0	x	-2	-1	0	0		
3203123	1	1	0	0	0	0	-1	0	0	x	1	x	x	2	x	x	0	1	0	0	-2	0	x	-2	0	0	0	1	
3203170	1	1	0	0	0	0	-1	1	0	x	-2	0	1	1	1	1	0	1	0	0	0	-1	x	-2	0	0	0	1	

3203180	1	1	0	0	0	-2	-1	0	-1	-2	-2	0	x	1	x	x	0	0	0	0	0	0	0	x	-2	0	0	1	SA11 - small part in south west of site is brownfield.
3203230	1	1	0	0	0	0	-1	1	0	x	2	-1	1	2	1	1	0	1	0	0	-2	1	x	-2	0	0	1		
3203231	1	0	0	0	0	0	-1	0	0	x	2	0	x	2	x	x	0	1	0	0	0	1	x	-2	0	0	1		
3203370	1	1	0	0	0	0	-1	0	0	x	2	0	0	2	1	0	-2	1	0	0	0	1	x	0	0	0	0		
3203490	1	0	0	0	0	0	-1	1	0	x	1	0	2	2	1	2	0	1	0	0	-2	0	x	0	0	0	1		
3305200	1	1	0	0	0	0	-1	0	0	x	-1	0	x	1	x	x	0	1	0	0	0	0	0	0	0	0	1		
3305370	1	1	0	0	0	0	-1	0	0	x	-2	0	x	1	x	x	0	0	0	0	-1	0	0	0	0	0	1		
3400301	-1	-1	0	0	0	0	-1	0	0	x	1	0	x	0	x	x	0	1	0	0	0	0	0	0	0	0	1		
3400360	1	1	0	0	0	0	-1	0	0	x	-2	0	x	1	x	x	0	0	0	0	-1	0	0	0	0	0	1		
3400920	1	1	0	0	0	0	-1	0	0	x	2	0	x	-1	x	x	0	0	0	0	0	1	0	0	0	0	1		
3401980	1	1	0	0	0	0	-1	1	0	0	-1	0	2	1	2	2	0	1	0	0	-2	0	x	0	0	0	1	SA11 - 2/3rds of site is greenfield (dense trees) with 1/3 vacant listed building SA20 - assume majority of development would be 1/3rd brownfield part of site (vacant building)	
3402830	-1	-1	0	0	0	0	-1	0	0	x	1	-2	x	-1	x	x	0	1	-1	0	0	0	0	0	0	0	1		
CFSE002	1	1	0	0	0	0	-1	1	-1	x	-2	-2	1	-2	1	1	0	0	0	0	-2	-1	0	-2	0	0	1	SA19 - Eastern half of site SLA.	
CFSE003	1	1	0	0	0	0	-1	0	0	x	-2	0	x	1	x	x	0	1	0	0	-1	0	0	0	0	0	1		
CFSE004	1	1	0	0	0	0	-1	0	0	x	-2	-2	x	-2	x	x	0	0	0	0	-1	0	0	0	0	0	1		
CFSE005	1	1	0	0	0	0	-1	-1	0	x	2	-2	-2	2	-1	-2	0	1	0	0	0	1	x	0	0	0	1		
EMP00283	1	2	0	0	0	0	-1	0	0	0	2	0	x	0	x	x	-1	1	0	-1	-1	1	x	0	0	0	1	About 75% tree cover but likely to be overgrown derelict brownfield site.	
EMP00303	-1	-1	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	0	1	0	0	0	0	0	0	0	0	1		
EMP00326	x	x	x	x	0	x	-1	0	x	x	x	x	x	x	x	x	0	0	0	0	x	x	x	0	0	0	0		
198	x	x	x	x	0	x	-1	1	x	x	x	-2	1	x	1	1	0	1	0	-1	x	x	x	0	0	0	0		
216	x	x	x	x	0	x	-1	1	x	x	x	0	2	x	2	2	0	0	0	0	x	x	x	0	0	0	1		
456	x	x	x	x	0	x	-1	0	x	x	x	x	x	x	x	x	0	0	0	0	x	x	x	0	0	0	1		
HSG01793	x	x	x	x	0	x	-1	0	x	x	x	x	x	x	x	x	0	1	-1	-1	x	x	x	0	0	0	1		
1009																													
1010																													
1265																													
187																													
200																													
2001																													
2004																													
2023																													
2028A																													
2031																													
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SiteAlias	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18a	SA18b	SA18c	SA19	SA20	SA21	SA22a	SA22b	SA22c	SA22d	SustApprComment	
CFSM001	1	1	0	0	0	0	1	1	0	0	1	0	1	2	1	1	0	1	0	0	0	0	0	0	0	0	0	1	SA1 & SA2 will create new employment, although employment is already on the site so unknown whether the overall numbers will increase
CFSM002	0	0	0	0	0	0	1	0	0	x	-1	-2	x	-2	x	x	0	1	0	0	-2	0	x	0	0	0	0	-2	SA11 majority of site occupied brownfield
CFSM003	1	1	0	0	0	0	-1	1	0	0	1	0	2	2	1	2	0	1	0	0	0	0	0	0	0	0	0	1	SA1 & SA2 the site already provides employment, unknown at this stage whether there would be an increase in employment numbers.
CFSM005	1	1	0	0	0	0	1	0	0	x	2	0	x	-1	x	x	0	1	0	0	0	1	x	0	0	0	0	1	
CFSM006	1	1	0	0	0	0	1	0	0	0	-2	-2	0	1	0	0	0	1	0	0	-2	0	0	-2	-1	0	0		
CFSM007	-1	-1	0	0	0	0	-1	0	0	x	2	-1	x	-1	x	x	0	1	-1	0	0	1	0	0	0	0	0	1	
CFSM008	0	0	0	0	0	0	1	1	0	0	1	0	2	-1	1	2	0	1	0	0	0	0	0	0	0	0	0	1	
CFSM009	0	0	0	0	0	0	-1	-1	0	0	-2	-1	-1	-2	1	-1	0	0	0	0	-2	0	0	-2	-1	0	0		
CFSM015	0	0	0	0	0	0	-1	0	0	x	1	0	x	-1	x	x	0	1	0	0	0	0	x	0	0	0	0	1	
CFSM016	0	0	0	0	0	0	-1	0	0	x	1	0	x	2	x	x	0	1	0	0	0	0	0	0	0	0	0	1	
CFSM017	-1	-1	0	0	0	0	1	1	0	x	1	-1	2	-1	1	2	0	1	-1	0	0	0	0	0	0	0	0	1	employment
CFSM018	0	0	0	0	0	0	-1	0	0	x	1	0	x	-1	x	x	0	1	-1	0	0	0	x	0	0	0	0	1	
CFSM019	-1	-1	0	0	0	0	-1	1	0	x	1	0	2	2	2	2	0	1	0	0	0	0	0	0	0	0	0	1	
CFSM020	1	2	0	0	0	0	-1	0	0	0	1	0	x	-1	x	x	0	1	-1	0	0	0	x	0	0	0	0	1	
CFSM021	1	1	0	0	0	0	-1	1	0	x	-2	0	1	1	1	1	0	0	0	0	0	0	0	-2	-1	0	0	1	
CFSM023	1	1	0	0	0	0	1	0?	0	0	2	0	2	2	0	2	0	1	0	0	0	1	0	0	0	0	0	1	SA1 & SA2 Former employment use, site now vacant
CFSM024	0	0	0	0	0	0	-1	1	0	0	1	0	0	2	1	0	0	0	0	0	-2	0	0	0	0	0	0	0	
CFSM025	1	1	0	0	0	0	1	0	0	0	-2	0	x	1	x	x	-1	1	0	0	-2	0	0	0	0	0	0	1	
CFSM026	1	0	0	0	0	0	1	0	0	x	-2	-2	x	-2	x	x	0	1	0	0	0	0	x	0	0	0	0	0	
CFSM027	0	0	0	0	0	0	1	1	0	0	1	0	1	-1	1	1	0	1	0	0	0	-1	0	0	0	0	0	1	
CFSM028	1	1	0	0	0	0	-1	1	0	0	-1	-2	0	1	0	0	0	1	0	0	-2	0	0	-2	-1	0	1	SA11 & SA20 Majority of site greenfield	
CFSM029	0	0	0	0	0	0	-1	1	0	x	1	0	2	2	1	2	-1	1	0	0	0	0	0	0	0	0	0	1	
CFSM030	1	2	0	0	0	0	1	0	0	x	2	0	x	-1	x	x	0	1	0	0	0	1	x	0	0	0	0	1	
CFSM032	1	1	0	0	0	0	-1	-1	0	0	-1	-2	-1	1	0	-1	0	0	0	0	-2	0	0	-2	0	0	0	1	
CFSM035	1	1	0	0	0	0	1	-1	-1	0	-2	-2	-2	1	0	-2	0	0	0	0	-2	-1	0	-1	0	0	0	0	
CFSM036	1	1	0	0	0	0	-1	0	0	x	2	-2	x	-1	x	x	0	1	-1	0	0	1	x	0	0	0	0	1	
CFSM037	1	1	0	0	0	0	-1	0	0	x	-2	-2	0	-2	0	0	0	1	0	0	-1	0	x	0	0	0	0	0	
CFSM040	1	1	0	0	0	0	1	1	0	0	-2	0	1	1	1	1	0	1	-1	0	-2	0	0	-2	0	0	0	1	
CFSM041	0	0	0	0	0	0	1	1	0	0	1	0	2	-1	1	2	0	1	-1	0	0	0	0	0	0	0	0	1	
CFSM042	0	0	0	0	0	0	-1	0	0	x	1	0	x	-1	x	x	-1	1	-1	-1	0	x	x	0	0	0	0	1	
CFSM043	0	0	0	0	0	0	1	1	0	0	1	0	2	-1	1	2	0	0	-1	0	0	0	0	0	0	0	0	1	
CFSM044	0	0	0	0	0	0	1	1	0	x	1	0	2	2	2	2	0	1	0	0	0	0	x	0	0	0	0	1	
CFSM046	0	0	0	0	0	0	x	1	0	0	1	0	1	-1	1	1	0	1	0	0	0	0	0	0	-2	0	0	1	

SiteAlias	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18a	SA18b	SA18c	SA19	SA20	SA21	SA22a	SA22b	SA22c	SA22d	SustApprComment
CFSM047	1	1	0	0	0	0	1	1	-2	0	-1	0	1	-2	1	1	0	1	0	0	-1	-1	0	-2	-1	0	1	
CFSM048	0	0	0	0	0	0	-1	0	0	0	1	0	x	2	x	x	0	1	0	0	0	0	0	-2	0	0	1	
CFSM052	0	0	0	0	0	0	1	1	0	0	1	0	2	2	1	2	0	1	0	0	0	0	0	0	0	0	1	
CFSR002	x	x	x	x	0	x	x	1	x	x	x	0	1	x	0	1	0	0	0	0	x	x	x	0	0	x	1	
CFSR003	x	x	x	x	0	x	x	1	x	x	x	0	1	x	0	1	0	0	0	0	x	x	x	0	0	x	1	
CFSR004	x	x	x	x	0	x	x	1	x	x	x	0	0	x	-1	0	0	0	0	0	x	x	x	0	0	x	0	
CFSR005	x	x	x	x	0	x	x	-1	x	x	x	0	-2	x	1	-2	0	0	0	0	x	x	x	-2	0	x	0	
CFSR006	x	x	x	x	0	x	x	1	x	x	x	-2	1	x	1	1	0	0	0	0	-2	x	x	0	0	x	1	
CFSR007	x	x	x	x	0	x	x	-1	x	x	x	-2	-2	x	-1	-2	0	0	0	0	-2	x	x	0	0	x	1	
CFSR008	x	x	x	x	0	x	x	1	x	x	x	-1	1	x	0	1	-1	0	0	0	x	x	x	0	0	x	1	
CFSR009	x	x	x	x	0	x	x	0	x	x	x	x	x	x	x	x	0	0	0	0	-2	x	x	0	0	x	0	
CFSR010	x	x	x	x	0	x	x	0	x	x	x	x	x	x	x	x	0	0	0	0	-2	x	x	-2	0	x	0	
CFSR011	x	x	x	x	0	x	x	0	x	x	x	x	x	x	x	x	-1	0	0	0	x	x	x	0	0	x	1	

SiteRef	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18a	SA18b	SA18c	SA19	SA20	SA21	SA22a	SA22b	SA22c	SA22d	SustApprComment
AVL00007	1	2	0	0	0	2	-1	0	0	x	2	x	x	-1	x	x	0	1	0	-1	0	1	x	0	0	0	1	SA14: Flood Zone 2 (94%); Zone 3 (6%)
AVL00014	1	2	0	0	0	0	-1	1	0	x	2	-1	2	-1	1	x	0	1	0	0	0	1	x	0	0	0	1	SA14: Flood Zone 3 (100%)
AVL00015	1	2	0	0	0	0	-1	1	0	x	2	-1	2	-1	1	2	0	1	0	0	0	1	x	0	0	0	1	SA11: majority of site derelict SA14: Flood Zone 3 (100%)
AVL00016	1	2	0	0	0	0	-1	0	0	x	2	x	x	-1	x	x	0	1	0	0	0	1	x	0	0	0	1	
AVL00018	1	2	0	0	0	0	-1	0	0	x	2	0	2	2	1	x	0	1	-1	0	0	1	x	0	0	0	1	
AVL00033	1	1	0	0	0	0	-1	1	0	x	2	-1	2	-1	2	2	0	1	-1	0	-1	1	x	0	0	0	1	
AVL00050	1	1	0	0	0	0	-1	0	0	x	-2	x	x	1	x	x	0	0	0	0	0	0	x	0	0	0	1	
AVL00051	1	1	0	0	0	0	-1	0	0	x	-2	x	x	1	x	x	-1	0	0	-1	-1	0	x	-2	0	0	1	
AVL00052	1	1	0	0	0	0	-1	0	0	x	-1	x	x	1	x	x	-1	1	0	0	0	1	x	-2	0	0	1	SA11 two thirds of site is brownfield
AVL00053	1	1	0	0	0	0	-1	0	0	x	-1	x	x	1	x	x	0	1	0	0	-1	0	x	-2	0	0	1	
AVL00054	1	1	0	0	0	0	-1	0	0	x	1	x	x	2	x	x	0	1	0	0	0	0	x	0	0	0	1	SA1 & SA2 part of site already in employment use
AVL00055	1	2	0	0	0	0	-1	0	0	x	-2	x	x	1	x	x	-1	1	0	0	0	0	x	-2	0	0	1	
AVL00056	1	1	0	0	0	0	-1	0	0	x	-2	x	x	1	x	x	-2	0	0	-1	-1	0	x	-2	0	0	1	
AVL00062	1	1	0	0	0	0	-1	0	0	x	-2	x	x	-2	x	x	0	1	0	0	0	0	x	-2	0	0	1	SA14: Flood Zone 2 (54%); Flood Zone 3 (44%)
AVL00065	1	1	0	0	0	0	-1	0	0	x	1	x	x	2	x	x	-1	0	0	0	0	0	x	-2	0	0	1	
AVL00066	0	0	0	0	0	0	-1	0	0	x	1	x	x	2	x	x	-1	0	0	-1	0	0	x	-2	0	0	1	
AVL00068	1	1	0	0	0	0	-1	0	0	x	-2	x	x	-1	x	x	-1	1	0	0	0	0	x	0	0	0	-2	SA14: Flood Zone 2 (94%)
AVL00072	0	0	0	0	0	0	-1	0	0	x	1	x	x	-1	x	x	-1	1	0	0	0	1	x	0	0	0	-1	SA14: Flood Zone 2 (12%); Flood Zone 3 (88%)
AVL00074	1	1	0	0	0	0	-1	0	0	x	-2	x	x	-2	x	x	0	1	0	0	0	0	x	0	0	0	-1	SA14: Flood Zone 3 (100%)
AVL00076	1	1	0	0	0	0	-1	0	0	x	2	x	x	-1	x	x	-1	1	0	0	0	1	x	0	0	0	1	SA1 & SA2 some existing employment use on site, but majority of site not in existing employment use. SA14: Flood Zone 3 (100%)
AVL00077	1	1	0	0	0	0	-1	0	0	x	-2	x	x	-2	x	x	0	1	0	0	-1	0	x	0	0	0	1	SA14: Flood Zone 3 (100%)
AVL00078	1	1	0	0	0	0	-1	0	0	x	-2	x	x	-2	x	x	0	0	0	0	-1	0	x	0	0	0	1	SA14: Flood Zone 3 (100%)
AVL00079	1	1	0	0	0	0	-1	0	0	x	-2	x	x	1	x	x	0	0	-1	0	-1	0	x	0	0	0	1	
AVL00080	0	0	0	0	0	0	-1	0	0	x	1	x	x	-1	x	x	0	1	0	0	0	0	x	0	0	0	1	SA14: Flood Zone 3 (45%)
AVL00083	1	1	0	0	0	0	-1	0	0	x	2	x	x	-1	x	x	0	1	0	0	0	1	x	0	0	0	1	SA11 majority of site appears to be derelict SA14: Flood Zone 3 (100%)
AVL00089	1	1	0	0	0	0	-1	0	0	x	-1	x	x	-2	x	x	0	1	0	0	-1	0	x	0	0	0	0	SA14: Flood Zone 2 (2%); Zone 3 (6%)
AVL00094	1	0	0	0	0	2	-1	0	0	x	1	x	x	-1	x	x	0	1	-1	0	0	0	x	0	0	0	1	
AVL00100	1	1	0	0	0	0	-1	0	0	x	1	x	x	-1	x	x	0	1	0	0	-2	1	x	0	0	0	-2	SA14: Flood Zone 2 (17%); Zone 3 (82%)
AVL00102	0	0	0	0	0	0	-1	0	0	x	1	x	x	2	x	x	-1	1	0	-1	0	0	x	-2	0	0	-2	
AVL00103	0	0	0	0	0	0	-1	0	0	x	1	x	x	2	x	x	0	1	0	0	0	0	x	-2	0	0	1	
AVL00104	1	1	0	0	0	0	-1	0	0	x	-1	x	x	-2	x	x	-1	0	0	0	0	0	x	0	0	0	1	SA14: Flood Zone 3 (100%) SA20 site is part greenfield and brownfield. Majority is of site area is brownfield.
AVL00105	1	1	0	0	0	0	-1	0	0	x	-2	x	x	-1	x	x	-2	1	0	0	0	0	x	0	0	0	-2	SA14: Flood Zone 2 (<1%)

SiteRef	SA01	SA02	SA03	SA04	SA05	SA06	SA07	SA08	SA09	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18a	SA18b	SA18c	SA19	SA20	SA21	SA22a	SA22b	SA22c	SA22d	SustApprComment
AVL00106	0	0	0	0	0	0	-1	0	0	x	-1	x	x	1	x	x	-1	1	0	0	-1	1	x	0	0	0	1	SA20 majority of site is brownfield
AVL00107	1	1	0	0	0	0	-1	0	0	x	-2	x	x	-2	x	x	-1	0	0	0	0	0	x	0	0	0	1	SA14: Flood Zone 3 (100%)
AVL00108	1	1	0	0	0	0	-1	0	0	x	-2	x	x	1	x	x	0	1	0	0	0	0	x	-2	0	0	1	
AVL00109	1	1	0	0	0	0	-1	0	0	x	-2	x	x	1	x	x	-2	0	0	0	-1	0	x	-2	0	0	1	



Report authors: Paul Bingham

Tel: 24 78203

Report of the Chief Planning Officer

Report to Development Plan Panel

Date: 6th January 2015

Subject: Supplementary Report - Aire Valley Leeds Area Action Plan (Site Proposals)

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Burmantofts & Richmond Hill, City & Hunslet, Garforth & Swillington, Middleton Park, Temple Newsam.		
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number: Appendix number:		

Summary of main issues

1. Members will recall that a report was tabled to the 16th December 2014 Development Plan Panel (DPP), which noted that, the Aire Valley Leeds Area Action Plan (AVL AAP) will form part of the development plan for Leeds: the Local Development Framework (LDF) or Local Plan. The scope of the AVL AAP was established by the Executive Board in May 2005 to provide the future planning framework to guide the regeneration of an area of the Lower Aire Valley. The Aire Valley Leeds area extends from Leeds City Centre south east to the M1 and beyond. This is a key strategic location for Leeds and the City Region as the location of the Leeds City Region Enterprise Zone and includes a range of major development opportunities including the South Bank of the City Centre. The area contains over 400 hectares of development land which can help meet Leeds' need for housing and provide new jobs.
2. Within this overall context, Spatial Policy 5 of the Core Strategy sets a target to identify land for 6,500 new homes and 250 hectares of employment land within a distinctive green environment, enabling an innovative new living and working community, supported by the necessary community facilities and infrastructure, which will become a national model for sustainable development.

3. At the DPP meeting on the 16th December, whilst generally supportive, members raised a number of issues in relation to the emerging AVL AAP proposals, where it was agreed that further information and clarification would be provided. Within the context of the DPP item on this agenda relating to employment proposals for the District, this report addresses the issues raised by members in relation to proposed employment proposals within AVLAAP, where these were submitted to the Strategic Housing Land Availability Assessment (SHLAA) but there is a preference, as part of the AVLAAP for this sites to be allocated for employment, as part of the overall package of proposals. The purpose of this report is to provide further explanation and clarity regarding these proposals. The outstanding AVLAAP issues relating the housing, green space and schools provision will be reported to Panel in due course.

Recommendation

4. Development Plan Panel is invited to consider and support the further points of explanation and clarification provided by this report.

1.0 Purpose of this Report

- 1.1 At the DPP meeting on the 16th December, raised a number of issues in relation to the emerging AVL AAP proposals, where it was agreed that further information and clarification would be provided. Within the context of the DPP item on this agenda relating to employment proposals for the District, this report addresses the issues raised by members in relation to proposed employment allocations within AVLAAP, where these were submitted to the Strategic Housing Land Availability Assessment (SHLAA) but there is a preference, as part of the AVLAAP for this sites to be allocated for employment, as part of the overall package of proposals. The purpose of this report is to provide further explanation and clarity regarding these proposals.

2.0 Background Information

Context

- 2.1 Members will recall that a report was tabled to the 16th December 2014 Development Plan Panel (DPP), which noted that, the Aire Valley Leeds Area Action Plan (AVL AAP) will form part of the development plan for Leeds: the Local Development Framework (LDF) or Local Plan. The scope of the AVL AAP was established by the Executive Board in May 2005 to provide the future planning framework to guide the regeneration of an area of the Lower Aire Valley.
- 2.2 Within this overall context, Spatial Policy 5 of the Core Strategy sets a target to identify land for 6,500 new homes and 250 hectares of employment land within a distinctive green environment, enabling an innovative new living and working community, supported by the necessary community facilities and infrastructure, which will become a national model for sustainable development.

3.0 Main Issues

- 3.1 The report to DPP on the 16th December included a schedule (D) relating to, "Alternative Options for Housing (Not Proposed to Allocate). These are sites previously put forward for consideration during the preparation of the plan, which it is not proposed to allocate the site for housing on grounds of suitability, availability and/or deliverability or because an alternative use is considered to be more appropriate taking into account Core Strategy policies (or Policies under the adopted Natural Resources and Waste Local Plan) and targets. The reason it is proposed to reject the site as a housing allocation was set out in the schedule. In relation to this schedule members raised a number of issues relating to the merits of these sites for housing, their inclusion within the SHLAA and further explanation and clarification on the preference for employment is set out below.
- 3.2 The Aire Valley AAP area includes some of the largest existing and potential employment and business locations in Leeds City Region, including the City Region's only Enterprise Zone and the major regeneration opportunity within

the South Bank area, in addition to existing well-established industrial areas including the Cross Green Industrial Estate, Stourton and parts of Hunslet.

- 3.3 District wide, the requirements set out in the Core Strategy for general employment land (mainly research and development, industrial and distribution uses) is 493 hectares and the figure for office floorspace is 1 million sqm. Spatial Policy 5 (SP5) requires the Aire Valley area to provide a minimum 250 hectares of land for a range of employment uses. As well as considering quantitative requirements, it is important that the quality of employment sites is considered to ensure that a range of sites is provided to meet the specific needs of growth sectors in line with the wider aspirations set out in the Core Strategy (which reflects the priority growth sectors set out as part of the Leeds Growth Strategy).
- 3.4 Appendix 1 to this report, sets out a schedule and assessment of five sites, which were submitted as part of the SHLAA. The sites are: Phases 3 & 4 Leeds, Valley Park, Knowsthorpe, The former Power Station at Skelton Grange, Haigh Park Road, Stourton and Temple Green. These sites are also identified on the attached Plan (Plan 1) and for completeness and to see the sites within the context of the overall AVL proposals, the AAP previously presented to the DPP meeting on 16th December, is also attached.
- 3.5 As set out above, the Core Strategy (SP5), sets out a minimum requirement for AVL to provide 250ha of land for employment uses. Due to the strategic location of the above sites (and their contribution to the overall portfolio of employment land opportunities in Leeds), their allocation in part or entire sites in the adopted Natural Resources & Waste Local Plan (NRWLP) e.g. Skelton Grange and significant site constraints (making them potentially unsuitable for housing) – the sites are regarded as being preferred for employment allocations as part of the AVLAAP. Appendix 1 sets out these issues in more detail.

4.0 Other considerations

Sustainability Appraisal

- 4.1 As outlined in this report, the Core Strategy provides the overall strategic context for the preparation of the Aire Valley AAP. Proposals contained in the AAP therefore need to be in conformity with the overall approach of the Core Strategy, which has been subject to a Sustainability Appraisal and has appraised the overall level of housing and employment provision for the area.
- 4.2 With regard to the Aire Valley AAP, a Sustainability Appraisal Report was produced to accompany the Preferred Options Consultation in 2007. This report is being updated to include the boundary extension to the plan area and to reflect changes to proposed allocations, new sites and alternative options proposed and has been used to inform the allocations set out in this report. This work includes an assessment of all the sites being considered for housing and employment and changes to green space designations and Town Centre boundaries.

- 4.3 To allow proper consideration of the sustainability of development proposals across the District, the sustainability appraisal of Aire Valley AAP sites is to be combined with those being considered for the Site Allocations Plan in the rest of the District. This will be presented to Panel at the 6th January (employment sites) and 13th January (housing sites) meeting respectively.

Duty to Co-operate

- 4.4 The Localism Act (2011) and the National Planning Policy Framework (March 2012), provides details of legal and soundness requirements that the Council and other public bodies have to satisfy. This includes a 'duty to cooperate' on planning issues that cross administrative boundaries, especially those that relate to strategic priorities and allocations set out as part of the Core Strategy and related Development Plan Documents (including the homes and jobs planned for). As emphasised in this report, the Aire Valley AAP has been prepared within the context of the adopted Leeds Core Strategy. In finding the Plan sound, the Core Strategy Inspector confirmed that the City Council had demonstrated compliance with the Duty to Co-operate requirements. Within the context of the preparation of the AV AAP, the broad strategic approach and quantum of development have therefore been accepted through the Duty to Co-operate process. Any further issues will therefore relate to detailed matters set out in the AAP. As a consequence, the City Council will continue to work through the established Duty to Co-operate processes, in the preparation of the Publication draft Plan, although no major issues are anticipated.

5.0 Corporate Considerations

5.1 Consultation and Engagement

- 5.1.1 The Core Strategy has now been adopted and has been found by an independent Inspector to be sound (this also includes compliance with the Duty to Co-operate and the regulated requirements for public consultation and engagement). There has been extensive consultation with members in the course of preparing the Issues & Options; Alternative Options and Preferred Options material since 2005. The next round of consultation will take place after the Publication Plan has been agreed by Executive Board at a date to be agreed in early 2015.

5.2. Equality and Diversity / Cohesion and Integration

- 5.2.1 In the preparation of the Core Strategy, due regard has been given to Equality, Diversity, Cohesion and Integration issues. This has included the completion of EDCI Screening of the Core Strategy and meeting the requirements of the Strategic Environmental Assessment Directive, which has meant that these Plans are subject to the preparation of a Sustainability Appraisal. The purpose of such Appraisals is to assess (and where appropriate strengthen) the document's policies, in relation to a series of social (and health), environmental and economic objectives. As part of this process, issues of Equality, Diversity, Cohesion and Integration, are embedded as part of the Appraisal's objectives. The Aire Valley AAP material

reflects the approach set out in the Core Strategy. Nevertheless an Equality Impact Assessment Screening will be undertaken on the proposed site allocations and will be part of the package to be presented to Executive Board. Equality, diversity, cohesion and integration issues are being considered as part of the preparation of the plan and through the sustainability appraisal work which is ongoing.

5.3. Council Policies and City Priorities

5.3.1 The Core Strategy, the emerging Site Allocations Plan and Aire Valley Leeds AAP, play a key strategic role in taking forward the spatial and land use elements of the Vision for Leeds and the aspiration to the 'the best city in the UK'. Related to this overarching approach and in addressing a range of social, environmental and economic objectives, where these Plans also seeks to support and advance the implementation of a range of other key City Council and wider partnership documents. These include the Best Council Plan (2013-17) and Leeds Joint Health and Wellbeing Strategy (2013-2015).

5.4 Resources and value for money

5.4.1 The preparation of statutory Development Plan Documents is an essential but a very resource intensive process. This is due to the time and cost of document preparation (relating to public consultation and engagement), the preparation and monitoring of an extensive evidence base, legal advice and Independent Examination. These challenges are compounded currently by the financial constraints upon the public sector and resourcing levels, concurrent with new technical and planning policy pressures arising from more recent legislation (including the Community Infrastructure Levy and Localism Act). There are considerable demands for officers, members and the community in taking the Development Plan process forward.

5.4.2 For the Local Development Framework to be as up to date as possible, the Council now needs to produce the AVL AAP as quickly as possible, alongside the Site Allocations Plan, following the adoption of its Core Strategy. This will provide value for money in that the council will influence and direct where development goes. Without an up to date plan the presumption in favour of development by the Government means that any development in conformity with national policy will be acceptable, regardless of any previous positions of the authority, which could have implications in terms of resources and value for money.

5.5 Legal Implications, Access to Information and Call In

5.5.1 The Aire Valley Leeds AAP will follow the statutory development plan process (Local Development Framework). The report is not eligible for call in as no decision is being taken.

5.6 Risk Management

5.6.1 Without a current allocations plan for this geographical area, aspects of the existing UDP allocations will become out of date and will not reflect or deliver

the Core Strategy policies and proposals. Early delivery is therefore essential, alongside the Site Allocations Plan, to enable the Council to demonstrate that sufficient land will be available when needed to meet the Core Strategy targets. As identified at 5.4.2 above, without an up to date plan the presumption in favour of development by the Government means that any development or neighbourhood plan in conformity with national policy will be acceptable, regardless of any previous positions of the authority. The more the work progresses, the more material weight can be given to it.

6.0 Conclusion

- 6.1 In response to a number of issues raised by members at the 16th December, this report has provided further explanation and clarification on sites previously put forward for consideration during the preparation of the plan for housing, which it is not proposed to allocate. This assessment is based upon a range of factors including the key strategic and economic role of AVL for employment, policy consideration and site specific issues.

7.0 Recommendation

- 7.1 Development Plan Panel is invited to consider and support the further points of explanation and clarification provided by this report.

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Appendix 1: Schedule of Potential Housing Sites Submitted to the SHLAA (proposed for employment uses in the draft AAP)

SHLAA Ref (See Plan 1)	Address	Size (ha)	Proposed AAP Allocation or Natural Resources & Waste Plan	Notional Capacity (dwellings)	Site details and reason for preference for employment use
1076	Phases 3 & 4, Leeds Valley Park	23.7 (8 ha in Phases 3 & 4)	Identified for Offices	240 ¹	<p>This site includes the remaining (undeveloped) land forming Phases 3 & 4 of Leeds Valley Park. Phases 1 & 2 were completed before 2008 and the land formed part of the outline planning permission for an office park. The site was submitted to the SHLAA process in 2008. The landowner has had no further contact with the Council since this time in respect to housing proposals at the site. The SHLAA assessment did not identify potential for the site to come forward for housing during the plan period. The site is not included in the Council's five-year housing supply calculation.</p> <p>It is proposed to identify this site for office development allowing for completion of the final phases of the business park. This will contribute to the requirement to identify 250 hectares of land for employment uses in the Aire Valley and provide a high quality site offering an edge of town location with good access to the motorway network, complementing the city centre which will provide the majority of new office floorspace over the plan period. The site is suitable offices and other B1 uses classes including research & development and light industry.</p> <p>With respect to the site's suitability for housing, the following are</p>

¹ The notional capacity was shown as 711 in the Report to Development Plan Panel of 16 December 2014. This was based on the assumption that the entire site (including existing premises) had been submitted to the SHLAA. A further review of the original submission has indicated that the landowner submitted an 8 hectare area of land representing the undeveloped phases of the business park (Phases 3 & 4). This area has a notional housing capacity of 240 dwellings based on the standard density multiplier used in the SHLAA methodology.

SHLAA Ref (See Plan 1)	Address	Size (ha)	Proposed AAP Allocation or Natural Resources & Waste Plan	Notional Capacity (dwellings)	Site details and reason for preference for employment use
					<p>identified as significant constraints:</p> <ul style="list-style-type: none"> • Two pylons and overhead power lines across part the site • Motorway noise related to the site's position at the intersection between the M621 and M1 motorways which will require significant mitigation. <p>Whilst it may be possible to mitigate these constraints it will add to development costs of the site and affects its viability.</p>
1083 (part)	Knowsthorpe	7.8	Proposed allocation for railway sidings (under Policy Mineral 13 – Natural Resources & Waste Plan)	234 (additional to 425 dwellings at northern part of the site)	<p>The land shown as Site 21 on Plan 1 is currently part of the wider Hunslet Riverside Strategic Housing and Mixed Use Allocation made through the UDP Review in 2006 which also included land to the north of the site in the same ownership. Although the current allocation is predominantly intended to deliver housing, the text supporting the policy also makes reference to potential for rail freight uses utilising the branch line which runs along the northern edge of the site and serves aggregates operations located in the area (Tarmac and Hansons).</p> <p>Site 21 is part of a wider SHLAA site (ref 1083) which includes land to the north. It is proposed to allocate the northern part of the site for housing in the draft AAP. This site has a capacity for 425 dwellings. This was shown on the draft policies map discussed at the December Development Plan Panel. Members questioned the current status of the land (Site 21) at the December Panel meeting and whether the site could deliver further housing.</p> <p>An allocation for a rail siding and canal wharf at Site 21 was adopted by Full Council as part of the Natural Resources and Waste Plan in January 2013. However, following a High Court challenge the allocation was remitted by the judge and the Council asked to</p>

SHLAA Ref (See Plan 1)	Address	Size (ha)	Proposed AAP Allocation or Natural Resources & Waste Plan	Notional Capacity (dwellings)	Site details and reason for preference for employment use
					<p>reconsider and re-consult on the proposal. As a result the canal wharf proposal was deleted from the allocation but the rail siding allocation has been taken forward as part of further work on the Natural Resources and Waste Plan (Minerals Policies 13 & 14). This has been presented to the following meetings</p> <ul style="list-style-type: none"> • Development Plan Panel: 11 December 2013 • Executive Board: 25 June 2014 • Scrutiny Board (Sustainable Economy and Culture): 1st July 2014 <p>Executive Board approved a 6 week consultation of the publication draft of the remitted policies and also recommended to Full Council that they approve the submission of the revised policies to the Secretary of State for independent examination providing no new significant issues are raised in the consultation. Providing no new significant issues have been raised by 19th December, the next meeting of Full Council on 14th January 2015 will be asked to agree the submission of Minerals 13 and 14 to the Secretary of State, which includes the rail siding allocation shown on Plan 1.</p> <p>An application for an Energy Recovery Facility on this part of the site was considered and refused at City Plans Panel in March 2014. Reasons for refusal related to the site not being allocated for waste uses, the lack of evidence that the facility will utilise rail freight and the potential impact on the housing allocation at the northern part of the site. No part of the land (the proposed allocation and the proposed rail sidings site) has ever had planning permission for housing. Capacity assumptions for the site in the SHLAA have assumed that only the</p>

SHLAA Ref (See Plan 1)	Address	Size (ha)	Proposed AAP Allocation or Natural Resources & Waste Plan	Notional Capacity (dwellings)	Site details and reason for preference for employment use
					<p>northern part of the site will come forward for housing.</p> <p>On the basis of the rail sidings allocation proposed in the Natural Resources and Waste Plan, the site would not be available for housing. Furthermore, it is considered that the rail sidings allocation will assist in the delivery of housing on the northern part of the site by facilitating the relocation of existing aggregate operations, which utilise the rail sidings and are currently located on the northern part of the site, to Site 21 thus releasing the land for development.</p>
1084	Former power station, Skelton Grange	44	Strategic Waste site (Natural Resources & Waste Plan) & General employment (residual land)	880	<p>This site comprises the land formerly occupied by Skelton Grange Power Station which closed in the 1990s and adjoining land to the south and east in the same land ownership. The site was submitted to the SHLAA by its former owners RWE Npower in 2008. The land has recently been purchased by Harworth. The publicity accompanying this deal highlighted the potential for distribution and energy generation uses. The SHLAA (2012) assessed the site as unlikely to deliver housing during the plan period. The site is not included in the Council's five-year housing supply calculation.</p> <p>The western part of the site is allocated in the Council's Natural Resources & Waste Plan (Adopted 2013) as a Strategic Waste Site (shown as Site 200 on Plan 1). A housing use on this part of the site would be contrary to this allocation in the development plan. This part of the site has a planning permission for an Energy Recovery Facility. Whilst it is understood that it is unlikely that this application will be implemented the permission remains extant, the Strategic Waste Allocation still applies to the land and the site remains part of the Council's portfolio of sites for waste management uses. The site lies some distance away from existing residential areas.</p>

SHLAA Ref (See Plan 1)	Address	Size (ha)	Proposed AAP Allocation or Natural Resources & Waste Plan	Notional Capacity (dwellings)	Site details and reason for preference for employment use
					<p>The site also has a wider outline planning permission (over 23 hectares) for employment uses (industry and storage & distribution) which will not expire until 2017.</p> <p>With respect to the site's suitability for housing the following are also identified as significant constraints:</p> <ul style="list-style-type: none"> • Contaminated land and costs of land remediation for housing use; • Odour nuisance from the Knostrop Waste Water Treatment Works immediately to the west of the site; • Motorway noise at the eastern edge of the site; • Highway access; • Access to existing services (schools, shopping and health facilities); and • Flood risk on part of the site <p>Abnormal costs of developing the site for housing are therefore likely to be very significant and the deliverability of such a scheme within the plan period is considered to be unlikely, even if site constraints can be fully addressed. Given the balance of need for housing and employment land in the area the site is preferred for employment as constraints relating to this use are much less significant and the site is considered to be deliverable within the plan period.</p>
1091	Haigh Park Road, Stourton	38.1	Proposed Canal Wharf (part of site) in NR&W Plan General	1144	This area of land is a mixture of existing employment uses and vacant parcels of brownfield land between the River Aire and Pontefract Road. The site was submitted to the SHLAA process in 2008 and a further submission made as part of the Call for Sites in 2012. The landowner has continued to seek a housing (or mixed use) allocation to allow potential to redevelop the site later in the plan period. The site is not

SHLAA Ref (See Plan 1)	Address	Size (ha)	Proposed AAP Allocation or Natural Resources & Waste Plan	Notional Capacity (dwellings)	Site details and reason for preference for employment use
			employment (parts of site not in existing employment uses)		<p>included in the Council's five-year housing supply calculation.</p> <p>Two areas of site are proposed for canal wharf allocations/ safeguarded sites in the Natural Resources & Waste Plan (under Minerals 13). The Stourton area is also proposed as an area of search for an Intermodal Freight Area in the Natural Resources & Waste Plan where rail and water freight opportunities are encouraged based on the area's good access to the rail and canal network. These proposals have been presented to the following meetings:</p> <ul style="list-style-type: none"> • Development Plan Panel: 11 December 2013 • Executive Board: 25 June 2014 • Scrutiny Board (Sustainable Economy and Culture): 1st July 2014 <p>Executive Board approved a 6 week consultation of the publication draft of the remitted policies and also recommended to Full Council that they approve the submission of the revised policies to the Secretary of State for independent examination providing no new significant issues are raised in the consultation. Providing no new significant issues have been raised by 19th December, the next meeting of Full Council on 14th January 2015 will be asked to agree the submission of Minerals 13 and 14 to the Secretary of State, which includes the rail siding allocation shown on Plan 1.</p> <p>With respect to the site's suitability for housing the following are also identified as significant constraints:</p> <ul style="list-style-type: none"> • The site lies within an existing and established industrial area surrounded by some heavy industrial uses

SHLAA Ref (See Plan 1)	Address	Size (ha)	Proposed AAP Allocation or Natural Resources & Waste Plan	Notional Capacity (dwellings)	Site details and reason for preference for employment use
					<ul style="list-style-type: none"> • Contaminated land and costs of land remediation for housing use • Potential odour nuisance from the Knostrop Waste Water Treatment Works • Access to existing services (schools, shopping and health facilities) and the ability of the site to deliver a scale of development which could support new facilities on site (taking into account constraints). • The majority of the site lies within Flood Zone 3 within the Council's current Strategic Flood Risk Assessment and on the Environment Agency's flood map. The site is therefore required to pass the Sequential and Exception Tests set out in national planning policy. The Exception Test requires that the site demonstrates wider sustainability benefits. However given its current location away from existing services the site is considered to be less sustainable than other sites proposed in similar flood risk areas (including site in the South Bank and Hunslet Riverside areas) <p>On the basis of proposed Natural Resources and Waste Plan allocations and the significant constraints to delivery of housing in the area during the plan period, particularly amenity and flood risk issues, preference is to retain the area in employment uses. Vacant land within the area is proposed for employment use in the draft AAP and shown on the Draft AAP Policies Map tabled at the 16th December Panel meeting.</p>
1296	Temple Green (wider site)	113.5	General employment Strategic Waste site	2000	This large site, lying to the south of the East Leeds Link Road and west of the M1, was submitted to the SHLAA process in 2008. No housing proposals have been progressed by the landowner since this time. The SHLAA assessment did not identify potential for the site to come forward for housing during the plan period. The site is not included in

SHLAA Ref (See Plan 1)	Address	Size (ha)	Proposed AAP Allocation or Natural Resources & Waste Plan	Notional Capacity (dwellings)	Site details and reason for preference for employment use
			(NR&W Plan – part of site)		<p>the Council's five-year housing supply calculation.</p> <p>The site is currently allocated for employment uses and the majority of the land has outline planning permission for storage and distribution uses. The time limit for implementation of this permission was extended to 2023 during 2014. The first phase of the Temple Green development, which includes the Aire Valley Park & Ride site proposal, was approved in detail in 2014 and work has recently commenced on this part of the site.</p> <p>The majority of the site (approximately 72 hectares) lies within the Enterprise Zone designated in 2012. Housing uses are not compatible with an Enterprise Zone designation.</p> <p>With respect to the site's suitability for housing the following are also identified as significant constraints:</p> <ul style="list-style-type: none"> • Contaminated land and costs of land remediation for housing use. Part of the site was historically used as a sewage sludge lagoon as part of the adjoining Yorkshire Water Waste Water Treatment Works. A study undertaken in 2008 has shown that the costs of remediating this land would be exceptionally high and would render housing development as unviable. • Potential odour nuisance from the adjoining Knostrop Waste Water Treatment Works • Access to existing services (schools, shopping and health facilities) and the ability of the site to deliver a scale of development which could support new facilities on site (taking into account site constraints).

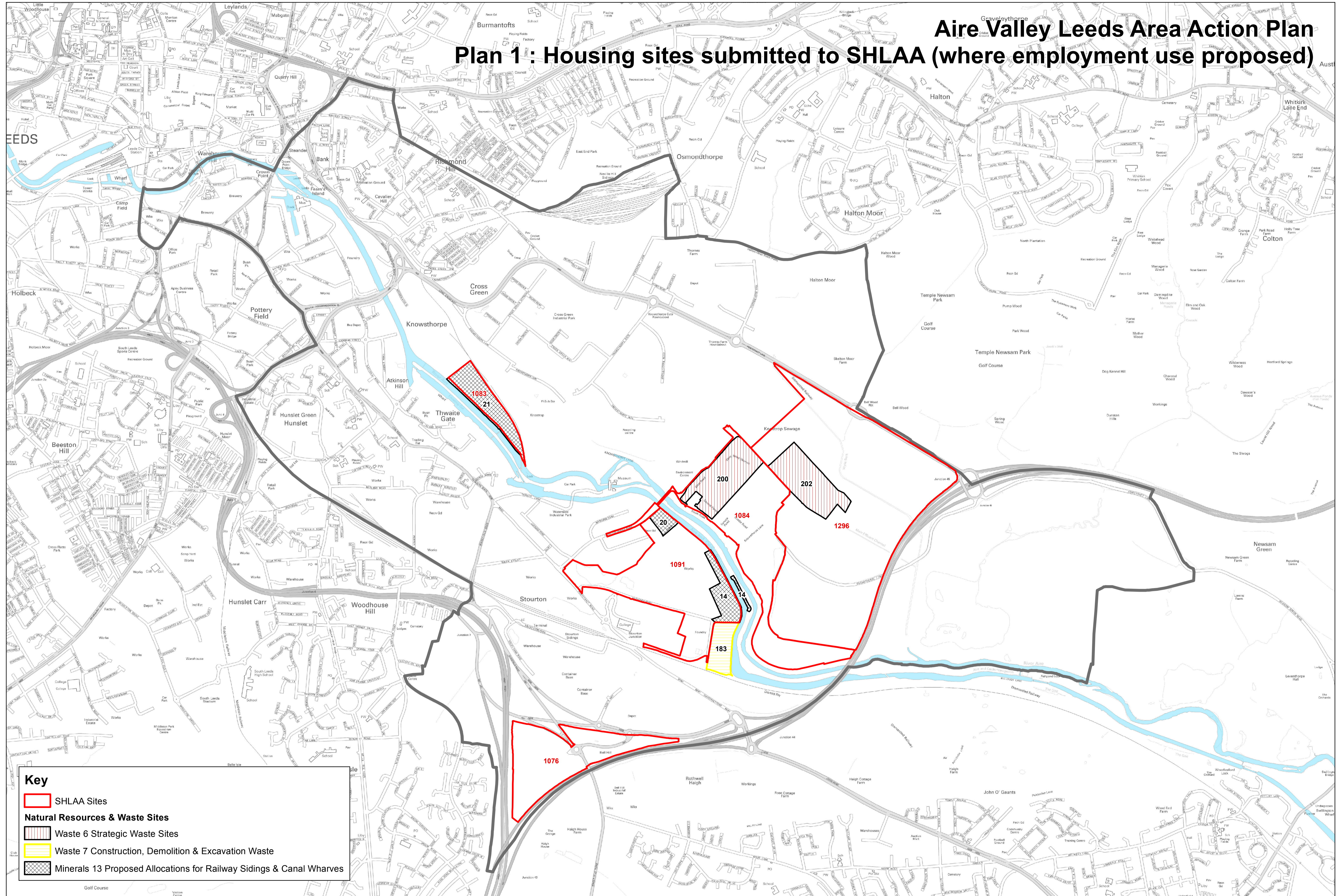
SHLAA Ref (See Plan 1)	Address	Size (ha)	Proposed AAP Allocation or Natural Resources & Waste Plan	Notional Capacity (dwellings)	Site details and reason for preference for employment use
					<p>On the basis of the Enterprise Zone designation, existing planning permissions and other identified issues which would impact on the delivery of the site for housing, the site is not considered to be suitable for housing and is preferred for employment. The site has excellent potential to attract manufacturing and distribution uses offering a high quality site with good links to the motorway network and will make a significant contribution to meeting the employment land requirements of the Aire Valley area and wider district.</p>

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Aire Valley Leeds Area Action Plan

Plan 1: Housing sites submitted to SHLAA (where employment use proposed)

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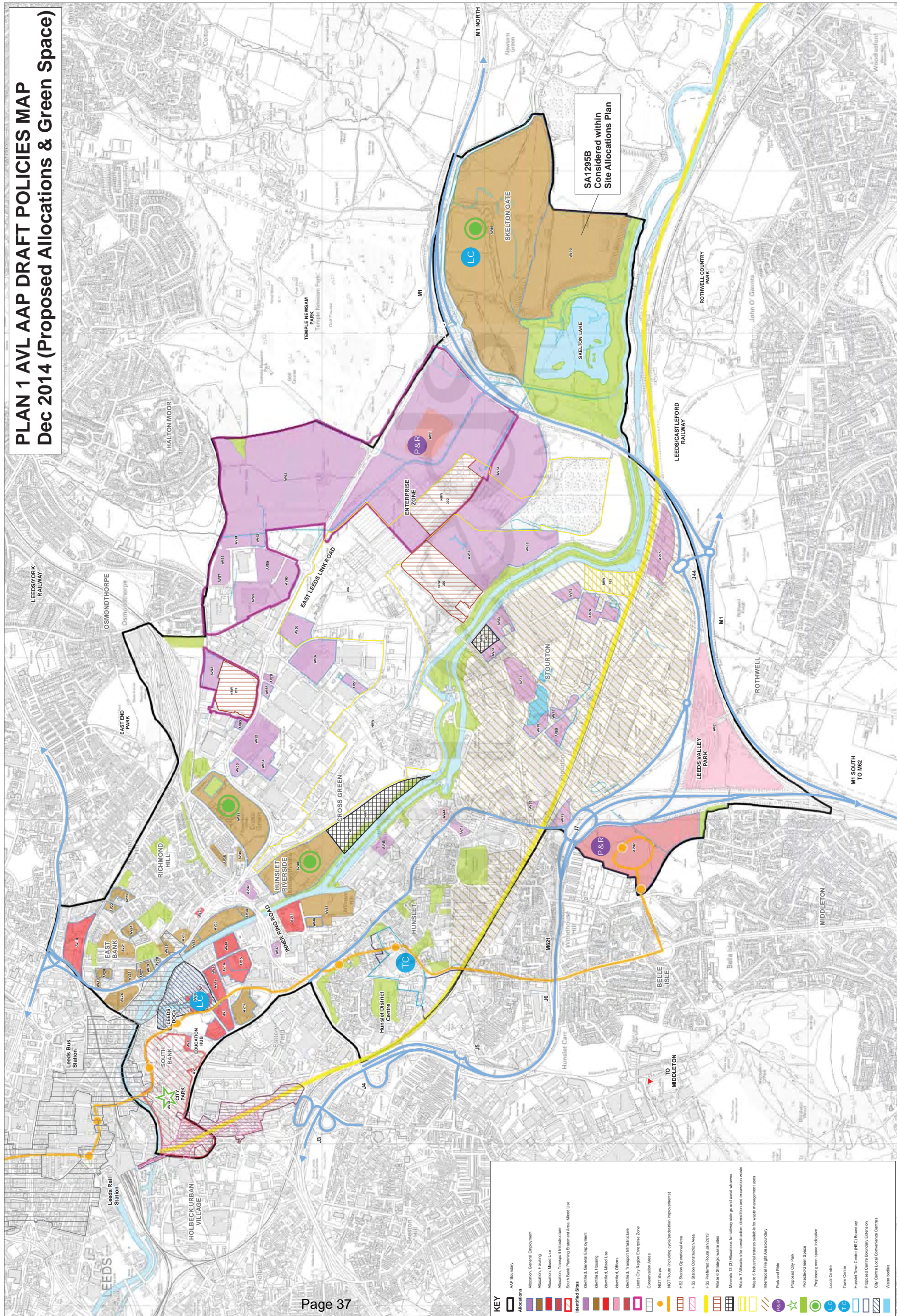
Key

- SHLAA Sites
- Natural Resources & Waste Sites**
- Waste 6 Strategic Waste Sites
- Waste 7 Construction, Demolition & Excavation Waste
- Minerals 13 Proposed Allocations for Railway Sidings & Canal Wharves



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PLAN 1 AVL AAP DRAFT POLICIES MAP Dec 2014 (Proposed Allocations & Green Space)



KEY

	AAP Boundary
	Allocations
	Allocation, General Employment
	Allocation, Housing
	Allocation, Mixed Use
	Allocation, Transport Infrastructure
	Allocation, Transport Infrastructure
	South Bank Planning Statement Area, Mixed Use
	Identified Sites
	Identified, General Employment
	Identified, Housing
	Identified, Mixed Use
	Identified, Offices
	Identified, Transport Infrastructure
	Identified, Transport Infrastructure
	Leeds City Region Enterprise Zone
	Conservation Areas
	NGT Sites
	NGT Route (including cycle/pedestrian improvements)
	H2 Station Operational Area
	H2 Station Construction Area
	H2 Premier Route Jan 2015
	Waste 6 Strategic waste sites
	Minerals 13 (Allocation for railway sidings and canal wharves)
	Waste 7 Allocation for construction, demolition and excavation waste
	Waste 5 Industrial estates suitable for waste management uses
	Intermodal Freight Area boundary
	Park and Ride
	Proposed City Park
	Protected Green Space
	Proposed green spaces indicative
	Local Centre
	Town Centre
	Hunslet Town Centre (HSC) Boundary
	Proposed Centre Boundary Extension
	City Centre Local Convenience Centres
	Water bodies

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