



# **Site Allocations Plan and Aire Valley Leeds Area Action Plan Leeds Local Development Framework**

**Development Plan Document**

**Flood Risk Sequential Background Paper**

July 2015

# **FLOOD RISK SEQUENTIAL TEST & EXCEPTION TEST OF PROPOSED SITE ALLOCATIONS IN THE SITE ALLOCATIONS PLAN AND AIRE VALLEY LEEDS AREA ACTION PLAN**

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## **1. INTRODUCTION**

- 1.1. This paper sets out the sequential tests and exception tests relating to the proposed allocations in the Site Allocations Plan (SAP). It follows the steps outlined in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) using a methodology devised by the council following earlier consultation with the Environment Agency.
- 1.2. This assessment considers potential development sites in Leeds. Whilst the majority of sites are located outside an area of high flood risk some lie wholly or partly within higher flood zones 2 or 3 as defined by the Leeds Strategic Flood Risk Assessment (SFRA) (2007) and updated by the latest Environment Agency flood risk maps (May 2015).
- 1.3. Leeds has been split into 11 different housing market characteristic areas (HMCAs) for the purposes of the Site Allocations Plan and individual site assessments with further information is contained within each area chapter. The Aire Valley area to the south east of the city centre is covered by a separate plan and is not included in this assessment.
- 1.4. The Leeds Strategic Flood Risk Assessment (SFRA) underpins this document, supplemented where appropriate by flood risk updates provided by the Environment Agency and by Sustainability Appraisal.

## **2. POLICY CONTEXT**

### **2.1. National Policies NPPF**

- 2.1.1. The Government's policies and guidance on flood risk are set out in the National Planning Policy Framework (Section 10) and in the NPPG which provides further guidance on flood risk.
- 2.1.2. The NPPF (Para 100) states:

*"inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere... Local Plans should apply a sequential, risk based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:*

  - *applying the Sequential Test;*
  - *if necessary, applying the Exception Test;*
  - *safeguarding land from development that is required for current and future flood management;*
  - *using opportunities offered by new development to reduce the causes and impacts of flooding;*

- *where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.”*

2.1.3. *Paragraph 101: The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The SFRA will provide the basis for providing the test. A sequential approach should be used in areas known to be at risk from any form of flooding.*

2.1.4. *Paragraph 102: If, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:*

- *it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk;*
- *a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and , where possible, will reduce flood risk overall.*

2.1.5. *Both elements of the test will have to be passed for development to be allocated or permitted.*

## **2.2. Local Policies**

### **Leeds Core Strategy**

2.2.1. The Leeds Core Strategy approach is guided by the need for a sustainable settlement strategy and the desire to consider a range of economic, social and environmental issues. Consequently, it directs that future growth should be located where it would be most effective in supporting sustainable communities, urban renaissance, regeneration, housing renewal and economic development to support job creation. Central to this approach is the principle to reuse previously developed land within urban areas. Priority is given to urban potential (including infill and particularly brownfield sites), even though within these broad strategic locations there are areas of flood risk. Objective 18 of the Leeds Core strategy states:

*“Secure development which has regard to its impact on the local environment and is resilient to the consequences of climate change, including flood risk.”*

2.2.2. This approach is reinforced in the following relevant policies; SP3 Role of the City Centre, criterion vi, SP6 The Housing Requirement and the Allocation of Housing Land, criterion vii and EN5 Managing Flood Risk.

## 2.3. Natural Resources and Waste Local Plan 2013

2.3.1 The Natural Resources and Waste Local Plan contains a set of detailed policies that help to manage flood risk from both rivers and from surface water flooding. The policies include protection of areas of functional floodplain from development and a requirement for development to reduce the rate of surface water run off. There is also a policy which provides guidance for development in zones of rapid inundation.

## 2.4 Leeds Strategic Flood Risk Assessment (SFRA)

2.4.1 Completed in 2007, the Leeds SFRA provides a comprehensive overview of the river and drainage systems across the district and associated flood risks. The SFRA provides the context for the application of the sequential test. The document subdivides the district into zones of 'high', 'medium' and 'low' probability of flooding.

The document highlights the River Aire, River Wharfe and their tributaries as dominant features of the District. A large proportion of local communities are situated adjacent to, or near, these rivers and/or their tributaries. The south-eastern boundary of the District is adjacent to the River Calder and Leeds also experiences flooding from this River. The Environment Agency estimates that there are 1500 homes and 500 businesses at 'significant' risk of river flooding within the District, and indeed parts of Leeds City Centre. As a consequence of being located adjacent to the River Aire, parts of the City Centre and regeneration areas are within zone 3a high probability area. The Leeds SFRA provides a basis to ensure that detailed flood risk issues are understood where it aligns with more recent Environment Agency (EA) flood data. Where there is a difference with EA data, the EA data takes precedence because it is more recent, although best judgements will have to be made on how the EA flood zone 3 may divide between 3ai and 3aii.

2.4.3 In the SFRA **Flood zone 2** is defined as areas with a medium probability of flooding and comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year. In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage systems.

2.4.4 **Flood zone 3a** is defined as areas with a high probability of flooding and comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. In this zone, developers and local authorities should seek opportunities to:

- reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage systems;
- relocate existing development to land in zones with a lower probability of flooding; and
- create space for flooding to occur by restoring functional floodplain and flood flow pathways and by identifying, allocating and safeguarding open space for flood storage.

#### **2.4.5 Sub Delineation of Zone 3a**

A number of areas of existing development within the District of Leeds are affected by flooding with a 5% (1 in 20 year) probability. Careful consideration must be given to the future sustainability of development within areas that may be subject to flooding on a relatively frequent basis. For this reason, Zone 3a High Probability has been sub delineated in the following manner:

- Zone 3a(ii) High Probability - areas that fall within the 5% (1 in 20 year) flood envelope; and
- Zone 3a(i) High Probability - areas that fall outside of the 5% (1 in 20 year) flood envelope, however are affected by flooding in the 1% (1 in 100 year) event.

**2.4.6 Flood zone 3b** is defined as the functional floodplain. This zone comprises land where water has to flow or be stored in times of flood. In this zone, developers and local authorities should seek opportunities to:

- relocate existing development to land with a lower probability of flooding.

### **2.5 Leeds Flood Alleviation Scheme (FAS)**

**2.5.1** In identifying the city centre as a major source of housing land supply, the Core Strategy highlights the mitigation benefits of the Leeds FAS, which will help to protect areas at risk of flooding, particularly in the south of the city centre. The Leeds FAS is designed to minimize the need for hard defences. Phase 1 of the scheme involves removal of the weirs in the River Aire to be replaced with movable weirs. This is to be carried out in conjunction with tree planting and flood storage through removal of the Knostrop cut. Those sites benefitting from the enhanced protection will have their flood risk status improved to 1 in 75 years. Phase 2 of the scheme is an extension of phase 1 to reduce flood risk upstream of Leeds Train Station. Phase 2 is a future aspiration and therefore has not been given any consideration in terms of the benefit it will bring to allocated sites.

## **3 SITE AND FLOOD RISK INFORMATION**

### **3.1 Site Locations**

**3.1.1** The tests relate to all development sites identified in the Site Allocations Plan. All sites throughout Leeds are listed in the relevant HMCA chapters.

**3.1.2** The development sites assessed have been identified from the following sources:

- existing land use allocations identified in the Leeds Unitary Development Plan (UDP Review 2006) which remain available;
- sites with planning permission;
- sites submitted for consideration as part of the Strategic Housing Land Availability Assessment;
- sites from a 'Call for Sites' exercise in January 2013;
- sites submitted by developers / land owners or the general public;
- Council owned land.

## 3.2 Housing

3.2.1 The Core Strategy sets a target of 74,000 new dwellings to be delivered over the lifetime of the plan with an allowance of 8,000 dwellings expected through windfall delivery. The remainder will be provided through site allocations and identified sites. Spatial Policy 7 outlines the distribution of these dwellings throughout Leeds. Safeguarded land will also be identified. The table below shows the distribution throughout Leeds and forms the basis for each of the HMCA chapters.

<b>Housing Market Characteristic Area</b>	<b>Number</b>	<b>Percentage</b>
Aireborough	2,300	3%
City Centre	10,200	15.5%
East Leeds	11,400	17%
Inner Area	10,000	15%
North Leeds	6,000	9%
Outer North East	5,000	8%
Outer North West	2,000	3%
Outer South	2,600	4%
Outer South East	4,600	7%
Outer South West	7,200	11%
Outer West	4,700	7%
<b>Total</b>	<b>66,000</b>	<b>100%</b>

3.2.2 The Core Strategy requirement will be met through the Site Allocations plan and the Aire Valley Leeds Area Action Plan.

### 3.2.3 Employment

3.2.4 The Core Strategy outlines a need for further employment land throughout the lifetime of the plan. Unlike housing this requirement is district wide rather than being split into areas across the city. For general employment (B2-B8 uses) a minimum of 493 hectares is required. For Office development the Core Strategy has a target of 1m sqm of floorspace

3.2.5 Land to meet these targets will be identified and allocated in the Site Allocations Plan and the Aire Valley Leeds Area Action Plan. The employment sites identified in the plan to meet this need are included in the relevant HMCA chapters alongside the housing for consistency in the methodology, however, area based targets are not provided.

3.2.6 Employment uses are considered less vulnerable to flood risk than housing, so employment use may be decided to be a preferable alternative to housing use on a site with high flood risk. The sequential test for employment sites will measure against city-wide and Aire Valley requirements for general employment land and office space. Further work on this will be completed shortly.

### **3.3 Safeguarded Land**

- 3.3.1 To ensure the necessary long-term endurance of the Green Belt, definition of its boundaries is accompanied by designation of Safeguarded Land to provide land for longer-term development needs. Allocating this land will ensure the necessary long term endurance of the Green Belt.
- 3.3.2 The Core Strategy requires 10% of the land to be identified or allocated for housing to be reserved as Safeguarded Land. This means land for 6,600 dwellings needs to be designated as Safeguarded Land district wide. But the Core Strategy gives no guide to the distribution of Safeguarded Land between HMCA's. As Safeguarded Land enables the permanence of the green belt boundary to be maintained, it can only be located in the outer areas that have substantive areas of green belt. The urban HMCA's including the city centre cannot provide Safeguarded Land.
- 3.3.3 Safeguarded Land is not proposed for development within the plan period however, it is assessed for the purposes of this sequential test.

### **3.4 Flood risk source**

- 3.4.1 A number of towns and villages are at risk of flooding from rivers within the District, including a considerable proportion of Leeds City Centre. Indeed, the Environment Agency estimates that there are over 2000 properties at 'significant' risk of river flooding within the District of Leeds, susceptible to a 1.33% chance of flooding. Some locations in Leeds are also at risk of flooding from non-fluvial sources, for example where drainage infrastructure is inadequate or where topography and soil conditions mean that downpours cause localised flooding. This is known as surface water flooding. It is also a consideration in the application of the sequential test.

### **3.5 Flood Risk Zones in which the allocated sites are located**

- 3.5.1 Land affected by proposed site allocations lie within the following Flood Risk Zones identified in the Leeds SFRA: 1, 2, 3ai and 3aii and Environment Agency zones 2 & 3a.

## **4 THE SEQUENTIAL TEST**

### **4.1 Background**

- 4.1.1 As set out in the National Planning Policy Framework, the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Where there are no reasonably available sites in Flood Zone 1, local planning authorities allocating land in local plans should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should decision-makers consider the suitability of sites in Flood Zone 3, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.
- 4.1.2 Within each Flood Zone, new development should be first directed to sites at the lowest probability of flooding and the flood vulnerability of the intended use

matched to the flood risk of the site e.g. higher vulnerability uses located on parts of the site at lowest probability of flooding.

## **4.2 Methodology**

4.2.1 The Site Allocations plan will allocate land for a number of primary uses. This will include housing, employment and mixed use developments. The plan has requirements for the amount of land or number of units to be developed for residential and general employment uses, which can be used as the basis for applying the sequential test.

### Assumptions used

- i. The Leeds area will identify and allocate a minimum of 66,000 (plus additional safeguarded Land) new homes over the plan period as set out in the Core Strategy for Leeds;
- ii. The Leeds area will identify and allocate 493 hectares of land general employment use as set out in the Core Strategy for Leeds;
- iii. The Leeds area will identify and allocate 1m sqm of office floor space based on a centres first approach;
- iv. Sites which have been assessed as unsuitable and discounted prior to the flood risk assessment (reasons include being outside the settlement hierarchy; wholly within an area of high flood risk – zone 3b (functional floodplain in the SFRA); wholly within a Site of Special Scientific Interest (SSSI) or national nature conservation designation (ancient woodland); within minerals safeguarded sites; within the Airport Safety Zone; fall outside the settlement hierarchy) will be listed for information but not assessed;
- v. Sites that the City Council decide not to allocate in the Publication Plan will be listed with the reason for not allocating. As necessary an appraisal will be made of whether non-allocated sites would be suitable and deliverable instead of sites proposed for allocations that do flood.

4.2.2 Full details of sites for each area are provided in the HMCA chapters. Sites not suitable for allocation will be listed first, followed by sites within Flood Zone 1 as these are sequentially preferable sites. These will not be subject to any further assessment. Where the number of dwellings required for the HMCA cannot be accommodated on Zone 1 sites there will be a sequential basis to include sites from the next level of flood risk. If the required number of dwellings still cannot be accommodated, there will be a sequential basis to include sites from the next level of flood risk, and so on.

4.2.3 Housing sites will be assessed sequentially according to the extent of site area prone to flood risk. Where no part of a site, or a negligible part of a site (less than 2%) falls within EA Zones 2 or 3, the site will be categorised as a Zone 1 site with no flood risk. The 2% threshold is used because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites, particularly very large sites where 2% of land area could be significant, must be subject to careful layout and design to avoid placing



housing over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

- 4.2.4 After Zone 1, the next best category of sites will be those with such a small area of flood risk that a typical housing development could take place on the part of the site that does not flood. Assumptions about net developable areas of sites have already been made in Leeds' Strategic Housing Land Availability Assessment from which dwelling capacities for sites in the Site Allocations Plan and the Aire Valley Leeds Area Action Plan have been derived. For large sites (2ha or more) the assumption is that 25% of the site area will not have dwellings built on and for small sites (less than 2ha) the assumption is that 10% of the site area will not have dwellings built on. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing housing over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.
- 4.2.5 After the category of sites with a small amount of land prone to flood risk (less than the SHLAA thresholds), the next best category of sites will be those with EA Zone 2 flood risk. The extent of land in Zone 2 flood risk will exceed the SHLAA thresholds, but will not include land in Zone 3 above the SHLAA threshold.
- 4.2.6 After the Zone 2 category, the next best category of sites will be Zone 3ai. Again, the SHLAA thresholds will determine which sites qualify for this category. Distinguishing between Zones 3ai and 3aii requires use of Leeds' Strategic Flood Risk Assessment Data (SFRA 2007). Where the more recent EA data suggests that a site has a greater extent of Zone 3 flood risk than SFRA data, a brief assessment will be made to determine how much of the site would fall within 3ai and 3aii.
- 4.2.7 After the Zone 3ai category, the next and final category of sites will be Zone 3aii. The same method of categorisation will apply as explained for Zone 3ai above.

## **5 THE EXCEPTION TEST**

### **5.1 Introduction**

5.1.1 The NPPF requires the Exception Test to be applied when, following the application of the Sequential Test, it is not possible for the development to be located in zones of lower probability of flooding. The NPPF (Para 102) sets out the two roles of an Exception Test:

- *it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk;*
- *a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall*

5.1.2 In many areas of Leeds there is enough land available in areas of low flood risk. However, the Inner area and City Centre contain sites that are entirely or partially located within Flood Risk Zones 2 or 3 that, in terms of the settlement hierarchy,

the Core Strategy places a focus on as being particularly sustainable. These will require Exception Tests which will explore the wider sustainability benefits including:

- High accessibility by public transport, walking and cycling
- Regeneration of deprived areas
- Bringing brownfield land back into use (achieving the Core Strategy targets for PDL)
- Improving the appearance of neglected unattractive land
- Economic growth
- Provision of employment where it is needed

Housing Sequential Assessments for HMCAs:

Aireborough

City Centre

East (To be completed)

Inner

North

Outer North East (To be completed)

Outer North West (To be completed)

Outer South

Outer South East (To be completed)

Outer South West (To be completed)

Outer West (To be completed)

Employment Sequential Assessment (To be completed)

Aire Valley Leeds sites are included in this assessment, but have also been subject to their own Sequential and Exception Test set out in a separate paper

# 1. AIREBOROUGH

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## Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan.

Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For Aireborough 2,300 dwellings are required (3% of the District wide total).

Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

## SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

An essential part of the sequential test involves looking at how much land of each site falls into areas of flood risk. The Environment Agency has updated their modelling since the preparation of the Strategic Flood Risk Assessment which is dated 2007. The tables below therefore refer to the Environment Agency data (27<sup>th</sup> May 2015) to establish percentages of sites falling within relevant flood zones. However, the EA data does not subdivide zone 3, so the SFRA data and subdivisions will be considered when assessing sites where all or a meaningful part of the site falls within flood zone 3. Maps illustrating the flood zone areas will use the SFRA data to highlight the further separation of flood zone 3a.

### Sites not proposed for allocation

Sites considered through the Issues and Options stage of plan preparation but that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. Many sites sit outside of Leeds’ Settlement Hierarchy so are not sustainable; others posed unacceptable harm in terms of impact on the Green Belt or other interests of importance. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. The reasons for these sites not being allocated are appraised to see if the need to avoid use of sites that flood might be overriding. In the case of Aireborough HMCA, the main reasons for the sites not being allocated in low/zero flood risk (Zone EA1 or inconsequential amounts of Zones EA2 and 3) is that they perform badly against Green Belt objectives or are divorced from the

Settlement Hierarchy. Some have fundamental highway access problems and issues with nature conservation. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

The next part of this assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
2038	Low Mills, Guiseley	Not allocated as housing		144	7.2	2.22	25.83	28.05	24.53	20.85			
The majority of the site is not in the green belt (0.01% is) and is well contained. Flooding and Highway issues regarding access can be mitigated against as part of the design and layout of the site.													
2162	Warm Lane (north of), Yeadon	Not allocated as housing		72	2.8	0.07	4.84	4.91	2.69	2.12			
Green Belt site. Development of site 2162 in isolation would be unrelated to the existing settlement pattern. Significant public objection. Proposed conservation area.													
2160	Scotland Lane, Ling Bob, Horsforth	Not allocated as housing		0	72.9	0.12	1.33	1.45	1.49	1.28			
Green Belt site. The site is not supported by Highways and development would lead to urban sprawl.													
2163B	Park Road (South of) Sodhall Hill, Guiseley	Not allocated as housing		76	13	0.19	0.47	0.66	0.92	0.8			
Green Belt site. The site has been split in two as the southern section is considered unsuitable for development due to Highways concerns and the fact that development would not be well related to the existing settlement pattern. The quality of the road network would prevent a large development (both A and B) in this area.													
63	Woodlands Drive - Cragg Wood Nurseries, Rawdon	Not allocated as housing	y	33	1.1	0	0	0					
Not within settlement hierarchy													
1017	Hawksworth Lane (land at), Hawksworth Nurseries	Not allocated as housing	y	31	1	0	0	0					
Not within settlement hierarchy													
1103	Bradford Road, Guiseley LS20	Not allocated as housing		7	0.2	0	0	0					
Planning permission implemented. Site boundary amended to delete retail element from the site. Site suitable for housing, but too small for allocation..													
1104	Greenside Farm, Yeadon LS19	Not allocated as housing		58	2.2	0	0	0					
Green Belt site. Existing city farm on site. Development of site 1104 in isolation would constitute urban sprawl. Significant public objections. Proposed conservation													

area.													
1148	Bradford Road (land off), Guiseley	Not allocated as housing		539	20.5	0	0	0					
Green Belt site. Development of the site would result in a breach of Thorpe Lane, an important boundary preventing sprawl towards Bradford. The Green Belt is necessary to prevent coalescence between settlements of Guiseley and Menston. The site is attractive and a designated Special Landscape Area.													
1180B	Coach Road (land off), Guiseley LS20	Not allocated as housing		72	2.7	0	0	0					
Green Belt site. The site has been split in two as the southern section is considered unsuitable for development due to Highways concerns and the fact that development would not be well related to the existing settlement pattern.													
1186	Cross Lane (land at), off Carlton Lane, Guiseley LS21	Not allocated as housing	y	77	3.4	0	0	0					
Not within settlement hierarchy													
1189	Bramston Lodge (land at), Carlton, Near Yeadon	Not allocated as housing	y	59	2.6	0	0	0					
Not within settlement hierarchy													
1194	Thorpe Lane (land at) - Hawksworth Lane, Guiseley LS20	Not allocated as housing		58	2.2	0	0	0					
Green Belt site. The site is not considered to be well connected to the urban area. Thorpe Lane is a main road and acts a strong defensible boundary that should not be breached. Development of the site would set a precedent for urban sprawl.													
1254	Moor Lane (land at), Guiseley	Not allocated as housing	y	39	1.2	0	0	0					
Not within settlement hierarchy													
1255A	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	Not allocated as housing		180	6.8	0	0	0					
Green Belt site. Site 1255 has been split into two sections, as the northern section is not considered suitable for development. Development of site A would constitute urban sprawl and unacceptable pressure on highway capacity.													
1256	Wills Gill (land at), off Carlton Lane, Guiseley	Not allocated as housing		289	11.1	0	0	0					
Green Belt site. The site is not well connected to the urban area, and would not constitute rounding off of the settlement. As such development would represent urban sprawl. The site has access constraints.													

1311B	Coach Road (land to the south of) , Guiseley	Not allocated as housing		38	1.2	0	0	0					
Green Belt site. The site has been split in two as the southern section is considered unsuitable for development. Development of site B would extend further into the green belt and not relate well to the existing settlement pattern.													
1326	Town End (land at), Carlton, Yeadon LS19	Not allocated as housing	y	301	13.4	0	0	0					
Not within settlement hierarchy													
2118	Haw Lane, Yeadon	Not allocated as housing		60	2.3	0	0	0					
This site is designated as a Village Green and so is not considered suitable for development.													
2119	Canada Road, Rawdon	Not allocated as housing		34	1.1	0	0	0					
Whilst the site is considered to be well related to the urban area, Highways object to development of the site due to poor visibility of site access.													
2161	Westfield Mount (west of), Yeadon	Not allocated as housing		83	3.2	0	0	0					
Part Green Belt. The site has no road frontage and would require the development of the adjoining SHLAA site 2038 for access purposes. The western section of the site is a designated Site of Special Scientific Interest (SSSI) and could not be developed. The eastern section is covered in dense trees and is also considered unsuitable.													
3028	Kelcliffe Lane, Guiseley	Not allocated as housing		396	11.5	0	0	0					
Green Belt site. Visible location above the urban area. Development would constitute urban sprawl, unrelated to the existing settlement pattern. Highways issues regarding access.													
3030	Banksfield Crescent, Yeadon	Not allocated as housing		101	3.8	0	0	0					
Green Belt site. Part of the site also falls within the designated Village Green. Development of the site in isolation would be unrelated to the existing settlement pattern and constitute urban sprawl.													
3031	Land Behind 1-19 Westfield Oval, Yeadon	Not allocated as housing		41	1.3	0	0	0					
Green Belt site, not particularly well related to the existing settlement pattern. Highways concerns re access - adoptable highway not considered achievable.													
3033	Land to east of Apperley Lane	Not allocated as housing		214	8.2	0	0	0					
Green Belt site. Development of site 3033 in isolation would be unrelated to the existing settlement pattern. Significant public objection. Proposed conservation area.													



3034	Cold Harbour Farm, Bayton Lane, Yeadon	Not allocated as housing		0	74.6	0	0	0					
Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and development would have a serious impact on the openness of the Green Belt and result in a large area of urban sprawl. The site is not supported by Highways.													
3326	Land at Rawdon, Leeds	Not allocated as housing		200	7.6	0	0	0					
Green Belt site. The site contains a Site of Ecological or Geological Interest (SEGI) and is not considered suitable for development. The area not covered by a SEGI is separated from the settlement and given the sensitive nature of the area development is not considered appropriate.													
5151	Land N of Holmehurst off Apperley Lane Rawdon	Not allocated as housing		37	1.2	0	0	0					
A Green Belt site located within Cragg Wood Conservation Area. Whilst there are existing properties located in proximity to the site which lie within the Green Belt boundary, development of the site would create an irregular Green Belt boundary potentially leading to further urban sprawl and narrowing the gap between Leeds and Bradford.													
5152	Land S of Holmehurst off Apperley Lane Rawdon	Not allocated as housing		82	3.1	0	0	0					
A Green Belt site located within Cragg Wood Conservation Area. Whilst the site lies adjacent to existing properties within the Green Belt, designating the site would create a site separated from the existing built up area and create an irregular Green Belt boundary leading to further potential urban sprawl and narrowing the gap between Leeds and Bradford.													

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

## **Sites contributing to meeting needs**

### **Sites with low flood risk – zone 1**

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites Aireborough are within flood zone 1. In total these sites can deliver 2,190 dwellings of the 2,300 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that development on land of higher flood risk may be justified as insufficient housing land is available on land of low flood risk.

**Table 2: Sites within flood zone 1.**

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
3026	New Birks Farm, Ings Lane, Guiseley	Housing allocation	298	11.3	0.04	0	0.04	0.04				
2801270	Land to side Netherfield Mills, Netherfield Road, Guiseley	Employment allocation (general)		0.4	0	0	0					
2701530	Park Mill Leeds Road, Rawdon	Identified employment (permitted)		1.6	0	0	0					
2801002	Ph3 Rawdon Park Green Lane Yeadon	Identified employment (permitted)		0.2	0	0	0					
2801642	Adj Westfield Mills Yeadon	Identified employment (UDP)		0.1	0	0	0					
2900890	Warren House Lane Harrogate Rd Yeadon Ls19	Identified employment (permitted)		0.8	0	0	0					
2900891	Coney Park Harrogate Rd Yeadon Ls19	Identified employment (permitted)		16.5	0	0	0					
2900893	Airport West Ph3 Warren House Lane Yeadon Ls19	Identified employment (permitted)		0.5	0	0	0					
2901210	White House Lane Yeadon Ls20	Identified employment (permitted)		4.6	0	0	0					
734	Bradford Road - High Royds, Menston	Identified housing (permitted)	349	24.1	0	0	0					
1255B	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	Housing allocation	234	8.9	0	0	0					
1308	Green Lane (land to the rear of Naylor Jennings Mill), Yeadon	Identified housing (permitted)	171	6	0	0	0					
1221	Gill Lane, Yeadon LS19	Housing allocation	155	5.9	0	0	0	0.83	0.63			
1180A_1311A_2163A	Coach Road/Park Road Guiseley	Housing allocation	83	5.3	0	0	0					
3029	Wills Gill, Guiseley	Housing allocation	133	5.1	0	0	0					
4254	Woodlands Drive, Rawdon	Housing allocation	130	4.9	0	0	0					

738	Netherfield Road - Cromptons, Guiseley	Identified housing (permitted)	116	4.6	0	0	0					
3366	Land at Victoria Avenue, Leeds	Housing allocation	102	3.9	0	0	0					
742	Netherfield Road, Guiseley	Identified housing (permitted)	98	3.2	0	0	0					
4020	Hollins Hill and Hawkstone Avenue, Guiseley	Housing allocation	80	3	0	0	0					
1113	Silverdale Avenue (land at), Guiseley	Housing allocation	32	2	0	0	0					
271	Springfield Road - Springhead Mills, Guiseley	Identified housing (permitted)	54	1.9	0	0	0					
741	Greenlea Road, Yeadon	Identified housing (permitted)	30	1	0	0	0					
3164	Haworth Court, Chapel Lane	Identified housing (permitted)	45	0.6	0	0	0					
5111	Former Dairy Crest Site, Queensway, Guiseley	Identified housing (permitted)	14	0.6	0	0	0					
12	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	Housing allocation	6	0.5	0	0	0					
4019	Kirkland House, Queensway, Yeadon	Housing allocation	17	0.5	0	0	0					
180	Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon	Housing allocation	7	0.4	0	0	0					
3229	Batter Lane, Rawdon	Identified housing (permitted)	4	0.4	0	0	0					
3187	Station Garage, Henshaw Lane, Yeadon	Identified housing (permitted)	5	0.3	0	0	0					
5121	Parkside Works Otley Road Guiseley	Identified housing (permitted)	7	0.2	0	0	0					
HLA2802490	The Drop Inn 29 Town Street Guiseley	Identified housing (permitted)	6	0.2	0	0	0					
HLA2802390	107 Queensway Yeadon	Identified housing (permitted)	9	0.1	0	0	0					
HLA2700370	26-28 New Road Side Horsforth	Identified housing (permitted)	5	0	0	0	0					
			<b>2190</b>									

\*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.

## The Sequential Test

In Aireborough HMCA 2,190 dwellings can be achieved on sites within zone 1 flood risk, leaving 110 dwellings to be found from the 2,300 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. Aireborough has no sites in this category.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. Again, Aireborough has no sites in this category.

Looking next at sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii, Aireborough has one site in this category set out in Table 5 which provides a total capacity of 54 dwellings. Deducting these from the 110 dwellings means that 56 dwellings still need to be found from the 2,300 target.

Finally, looking at sites with a meaningful amount of land in SFRA Zone 3aii (Table 6), Aireborough has no sites in this category.

The site in Zone 3ai effectively passes the flood risk sequential test because it is needed to help meet the Core strategy requirement of 2,300 dwellings for Aireborough. Because it has planning permission it will have already been subject to Flood Risk Assessment and would not need to pass the Exception Test if the permitted scheme is implemented.

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold.

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
No sites qualify												

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
No sites qualify												

Table 5: sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
34	Low Hall Road -Riverside Mill, Horsforth LS19	Identified housing (permitted)	54	7.9	16.89	23.49	40.38	39.94	27.21	18.86	9.29	

Table 6: sites with a meaningful amount of land in SFRA Zone 3aii

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
No sites qualify												

\*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA has been included in the total

### Exception Test

Because the site in Zone 3ai has planning permission it will have already been subject to Flood Risk Assessment and would not need to pass the second stage of the Exception Test if the permitted scheme is implemented.

### Surface water and other sources of flooding

The City Council keeps an up-to-date record of incidents of flooding that are non-fluvial, such as flash floods from high rainfall incidents and infrastructure breakdown. The SFRA 2007 includes a map of localised flood problems (Fig B – Local Flood Incident Overview). This information was utilised as part of the individual site assessments for all of the sites being proposed for allocation in the Site Allocations Plan and the Aire Valley Area Action Plan. Where proposed sites are known to have a history of local flood incidents, appropriate site requirements are given. The Natural Resources and Waste Local Plan has a suite of policies to ensure that development is appropriately laid out and designed to deal with flood risk.

## 2. CITY CENTRE

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### Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan.

Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the City Centre 10,200 dwellings are required (15.5% of the District wide total).

Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

### SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

An essential part of the sequential test involves looking at how much land of each site falls into areas of flood risk. The Environment Agency has updated their modelling since the preparation of the Strategic Flood Risk Assessment which is dated 2007. The tables below therefore refer to the Environment Agency data (27<sup>th</sup> May 2015) to establish percentages of sites falling within relevant flood zones. However, the EA data does not subdivide zone 3, so the SFRA data and subdivisions will be considered when assessing sites where all or a meaningful part of the site falls within flood zone 3. Maps illustrating the flood zone areas will use the SFRA data to highlight the further separation of flood zone 3a.

### Sites not proposed for allocation

Sites considered through the Issues and Options stage of plan preparation but that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. Many sites sit outside of Leeds’ Settlement Hierarchy so are not sustainable; others posed unacceptable harm in terms of impact on the Green Belt or other interests of importance. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. The reasons for these sites not being allocated are appraised to see if the need to avoid use of sites that flood might be overriding. In the case of the City Centre HMCA, the reason for the sites not being allocated in low/zero flood risk (Zone EA1 or inconsequential amounts of Zones EA2 and 3) is that they are no longer available for



development. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

The next part of this assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA 3	EA SUM	SFR 2	SFR 3ai	SFR 3aai	SFR 3b	RI
396	Call Lane - The Chandlers LS2	Not allocated as housing		7	0.1	0	100	100	100	99.91			
Land area not available for 7 further dwellings.													
2024	Kirkstall Road Car Park	Not allocated as housing		233	0.7	9	91	100	100	90.65	91		
Office and greenspace preferred on surface car park site in busy road junction.													
AV8	Former Yorkshire Chemicals East, Black Bull St	Not allocated as housing		0	1.7	0	100	100	100	100	97.37		
Site is proposed for the Ruth Gorse Academy which is scheduled to open in September 2016 (planning application submitted April 2015). Assumed that it is not available for housing/office development. However, site would be suitable for these housing/employment uses should it become available unexpectedly.													
CFSM022	Manor Court, Manor Road, Leeds, LS11 9AH	Not allocated for mixed use		0	0.1	100	0	100	100				
CFSM030	Water Lane, Globe Lane, Holbeck, Leeds	Not allocated for mixed use		0	2.3	0	100	100	100	100	88.82		
CFSM004	1953 Building, Marshall Street, Holbeck, Leeds	Not allocated for mixed use		0	0.6	68.92	0	68.92	68.99				
5167	Wellington Plaza Wellington Street Leeds	Not allocated as housing		10	0.1	45.75	3.4	49.15	49.03	2.05			
No prospect of coming forward, functioning as office space - DM advice. xDevelopment interest expressed for residential redevelopment with a small amount of office space. Such development would have policy support in this location.													
CFSM018	Site Bounded By Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds, LS2 7PX	Not allocated for mixed use		0	1.6	3.53	40.42	43.95	41.31	34.38			
2002	Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter	Not allocated as housing		100	1.1	6.76	30.19	36.95					
Premises occupied. Site not available.													

1267	Kidacre Street - former gas works site	Not allocated as housing		200	4.3	33.76	3.11	36.87	36.9	3.24			
Site currently blighted by HS2													
459	Eastgate/Harewood Quarter LS2	Not allocated as housing		450	6.8	1.54	33.58	35.12	9.3	7.34			
Phase 1 south of Eastgate under construction with no residential or office content. Phase 2 north of Eastgate likely to follow suit.													
455	Wellington Street - Lumiere	Not allocated as housing		838	0.5	9.24	0.27	9.51	9.48	0.22			
Site under construction as non-residential office scheme.													
2014	Kidacre Street, Motorcycle Training Area	Not allocated as housing		50	0.8	5.42	0	5.42	5.46				
Site currently blighted by HS2													
2013	Pottery Fields, Kidacre Street	Not allocated as housing		30	1.4	0	3.65	3.65		4.46			
Site currently blighted by HS2													
AV97	Dransfield House, Mill Street	Not allocated as housing		0	0.8	0.47	2.36	2.83					
Site not available for development.													
403	New Station Street (18-24) LS1	Not allocated as housing		6	0	0	0	0					
Recent implementation of bar scheme renders residential development highly unlikely.													
420	Park Row (8)	Not allocated as housing		75	0.1	0	0	0					
Suitable for conversion to residential development with offices at lower floor levels. Residential development interest shown through lapsed permission 20/324/00/FU.													
425	Albion Place - Leeds Club	Not allocated as housing		9	0.1	0	0	0					

Not available for residential or office development. Building in full use as a hospitality venue.													
462	Call Lane 52	Not allocated as housing		14	0	0	0	0					
Ground floor now established as a night club. Availability and suitability questionable.													
1020	Clarendon Road (rear of 39)/ Kendal Lane Leeds LS2	Not allocated as housing		2	0	0	0	0					
Not suitable. Applications for dwellings have been refused planning permission.													
1140	Pontefract Lane (land west of), Richmond Hill LS9	Not allocated as housing		132	2.2	0	0	0					
No indication that this site is available for redevelopment. Buildings are occupied by a variety of businesses.													
2005	Trafalgar Street	Not allocated as housing		137	0.4	0	0	0					
Site thriving as multi-storey car park therefore not available.													
2008	Crown Street - White Cloth Hall LS2	Not allocated as housing		5	0.1	0	0	0					
Suitable site for conservation led refurbishment and redevelopment with ground floor retail and upper floor residential.													
2012	Meadow Lane frontage - Apex Business Park	Not allocated as housing		298	3.4	0	0	0		0			
Site currently blighted by HS2													
2028B	Great George Street - LGI	Not allocated as housing		623	7.1	0	0	0					
These parts of the LGI are likely to be retained in hospital use, so will not be available for development.													
5011	St Alban's Place, Leeds City Centre	Not allocated as housing		202	0.6	0	0	0					
Land not available for scheme.													
AV95	New Hope Church, Saxton Lane	Not allocated as housing		0	0.5	0	0	0					
Site not available for development													

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

## **Sites contributing to meeting needs**

### **Sites with low flood risk – zone 1**

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites within the City Centre are within flood zone 1. In total these sites can deliver 3,625 dwellings of the 10,200 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that development on land of higher flood risk may be justified as insufficient housing land is available on land of low flood risk.

**Table 2: Sites within flood zone 1.**

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
2005100	10 - 11 Sweet Street Holbeck LS11 9DB	Identified employment (permitted)		0.9	1.53	0	1.53	1.55				
1010	Bridge Street, Baker House	Housing allocation with mixed uses	63	0.2	0.08	0	0.08					
AV27	Former Leeds College of Technology, East Street	Identified housing	39	0.2	0	0.01	0.01					
2004840	Extension At Cloth Hall Court Infirmary Street LS1	Identified employment (permitted)		0.3	0	0	0					
2005020	6 Queen Street And 28a York Place LS1	Identified employment (permitted)		0.2	0	0	0					
EMP00335	Criterion Place	Identified employment (permitted)		0	0	0	0					
2028A	Great George Street - LGI	Housing allocation with mixed uses	372	4.3	0	0	0					
AV18	Marsh Lane	Aire Valley mixed use allocation	289	3.7	0	0	0					
2029	Leeds Metropolitan University LS1 3HE	Identified housing (permitted)	145	1.7	0	0	0					
3307	Leeds Metropolitan University LS1 3HE	Identified housing (permitted)	199	1.4	0	0	0					
2004	North Street - Leeds College of Building	Housing allocation with mixed uses	180	0.9	0	0	0					
454	Portland Crescent LS1	Identified mixed use (permitted)	50	0.9	0	0	0					
2006	North Street (59) - Caspar building and Centenary House LS2	Housing allocation	220	0.7	0	0	0					
AV20	Yorkshire Ambulance Station, Saxton Lane	Housing allocation	95	0.6	0	0	0					
AV39	East Street Mills	Identified housing	7	0.5	0	0	0					
5196	Criterion Place North	Housing allocation	210	0.4	0	0	0					

AV22	Former Richmond Inn, Upper Accommodation Road	Housing allocation	10	0.4	0	0	0					
187	Westgate - Brotherton House LS1 2RS	Housing allocation with mixed uses	63	0.3	0	0	0					
231	Kirkgate Phase II	Housing allocation with mixed uses	65	0.3	0	0	0					
410	Regent Street / Skinner Lane LS2	Housing allocation with mixed uses	72	0.2	0	0	0					
3157	Brandon Road, LS3	Housing allocation	72	0.2	0	0	0					
5019	Holbeck Day Centre, Holbeck Moor Road, Holbeck	Housing allocation	14	0.2	0	0	0					
443	Skinner Lane - Jayco House LS7	Identified mixed use (permitted)	106	0.2	0	0	0					
HLA2005280	Algernon Firth Building, LGI, Thoresby Place Leeds	Identified housing (permitted)	43	0.2	0	0	0					
5015	Kendall Carr, Hanover Mount, Woodhouse	Identified housing (permitted)	23	0.2	0	0	0					
5122	17 Regent Street Sheepscar	Identified housing (permitted)	73	0.2	0	0	0					
5156	Clarendon House, 20 Clarendon Road	Identified housing (permitted)	24	0.2	0	0	0					
AV19	Marsh Lane / Saxton Lane	Identified housing	80	0.2	0	0	0					
182	Springfield Mount (19), Woodhouse LS2 9NG	Identified housing (permitted)	7	0.1	0	0	0					
394	New York Road - Crispin House LS2	Identified housing (permitted)	85	0.1	0	0	0					
429	The Headrow - Pearl Chambers LS1	Identified housing (permitted)	26	0.1	0	0	0					
439	Emco Ho 5-7 New York Road LS2	Identified housing (permitted)	60	0.1	0	0	0					
3138	3-4 Blenheim Terrace LS2	Identified housing (permitted)	1	0.1	0	0	0					
3139	25-27 Hyde Terrace LS1	Identified housing (permitted)	11	0.1	0	0	0					

3141	40 Clarendon Road LS2	Identified housing (permitted)	6	0.1	0	0	0						
3160	29-31 Hyde Park Terrace LS2	Identified housing (permitted)	6	0.1	0	0	0						
3339	20-28 Hyde Terrace, Leeds LS2 9LN	Identified housing (permitted)	27	0.1	0	0	0						
3340	65 Clarendon Road, Leeds, LS2 9NZ	Identified housing (permitted)	12	0.1	0	0	0						
3347	15-19 Hyde Terrace, Leeds, LS2 9LT	Identified housing (permitted)	14	0.1	0	0	0						
4180	31 Clarendon Road, LS2 9NZ	Identified housing (permitted)	10	0.1	0	0	0						
4183	74 New Briggate, LS1	Identified housing (permitted)	7	0.1	0	0	0						
4195	Pennine House, LS1 5RN	Identified housing (permitted)	112	0.1	0	0	0						
5115	22-23 Blenheim Terrace, Leeds, LS2 9HD	Identified housing (permitted)	9	0.1	0	0	0						
5157	6 - 12 Lands Lane, LS1 6LD	Identified housing (permitted)	18	0.1	0	0	0						
5174	Crown House, 81 - 89 Great George Street, Leeds, LS1 3BR	Identified housing (permitted)	37	0.1	0	0	0						
HLA2005090	36 Clarendon Road, Woodhouse, Leeds, LS9 9NZ	Identified housing (permitted)	7	0.1	0	0	0						
421	Leylands Road LS2	Housing allocation	9	0	0	0	0						
426	Aire Street (49) LS1	Housing allocation	6	0	0	0	0						
446	Great George Street (57)	Housing allocation	7	0	0	0	0						
449	Duncan Street (7)	Housing allocation with mixed uses	15	0	0	0	0						
2007	Wharf Street	Housing allocation with mixed uses	14	0	0	0	0						
204	Hanover Square (32) LS3 1AW	Identified housing (permitted)	7	0	0	0	0						
3140	23 Hyde Terrace LS2	Identified housing (permitted)	6	0	0	0	0						



3337	29 Kirkgate and 18 New York Street, Leeds LS2	Identified housing (permitted)	8	0	0	0	0					
3338	8 Springfield Mount, Leeds LS2 9ND	Identified housing (permitted)	9	0	0	0	0					
4181	44 Claredon Road, LS2 9PJ	Identified housing (permitted)	5	0	0	0	0					
4190	Forsyth House, 5 South Parade, City Centre	Identified housing (permitted)	13	0	0	0	0					
5103	63 Great George Street, Leeds, LS1 3bb	Identified housing (permitted)	5	0	0	0	0					
5104	18 Queen Square, Leeds, LS2	Identified housing (permitted)	7	0	0	0	0					
5175	53 The Calls, Leeds, LS2 7EY	Identified housing (permitted)	16	0	0	0	0					
5182	22 to 24 New Briggate	Identified housing (permitted)	12	0	0	0	0					
5184	42 Park Place, LS1 2RY	Identified housing (permitted)	8	0	0	0	0					
5186	21 - 23 Queen Square	Identified housing (permitted)	5	0	0	0	0					
5195	8 Blenheim Terrace, Woodhouse Lane, Woodhouse, Leeds, LS2 9HZ	Identified housing (permitted)	6	0	0	0	0					
MXD00075	Aireside development, Wellington Place and Whitehall Road, Leeds	Identified mixed use (permitted)	600	0	0	0	0					
			<b>3625</b>									

\*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.

## The Sequential Test

In the City Centre HMCA 3,625 dwellings can be achieved on sites within zone 1 flood risk, leaving 6,575 dwellings to be found from the 10,200 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. These sites are listed in Table 3 below, which provides a capacity of 1834 dwellings. Deducting these from the 6,575 dwellings means that 4,741 dwellings still need to be found from the 10,200 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. These sites are listed in Table 4 and are next in the order of sequential preference. The total capacity of dwellings in this category is 1,539. Deducting these from the 4,741 dwellings means that 3,202 dwellings still need to be found from the 10,200 target.

Looking next at sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii, these are set out in Table 5 and provide for a total capacity of dwellings of 1,982. Deducting these from the 3,202 dwellings means that 1,220 dwellings still need to be found from the 10,200 target. This group of sites includes five sites – St Peters Square, Water Lane Triangle, High Court, The Calls (36) and The Calls (38) – where the EA data records the sites as having meaningful proportions of area in flood zone 3, but where the Leeds SFRA records a smaller proportion or none of the site in Zones 3ai or 3aii. Since the City Council knows that these sites have lower proportions of flood risk based on unpublished data used as the baseline for the Flood Alleviation Scheme (FAS) (nb: not modelling the effects of the FAS), it is considered appropriate to regard these sites as 3ai sites for the purpose of the sequential test.

Finally, looking at sites with a meaningful amount of land in SFRA Zone 3aii, these are set out in Table 6 and provide for a total capacity of dwellings of 2,291 dwellings. This means the target is exceeded by 1,071 dwellings. But essentially, each of these sites would individually pass the sequential test, and collectively they are similar in nature and cannot be sub-divided. Therefore, collectively they pass the flood risk sequential test, but need to be assessed individually in terms of the Exception Test.

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold.

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
458	Sweet Street West (Land South of) Holbeck	Identified mixed use (permitted)	830	3.1	12.5	1.54	14.04	14.06	1.54			
230	Westgate - Leeds International Swimming Pool	Housing allocation with mixed uses	209	1.3	8.51	0	8.51	8.48				
AV25	Richmond Street / Flax Place	Identified housing	195	0.5	0.69	2.31	3					
200_411	Quarry Hill/York Street Leeds	Housing allocation with mixed uses	600	3.3	1.34	1.21	2.55					
2003139	Adj West Point Wellington Street LS1	Identified employment (permitted)		0.4	2.51	0	2.51	2.5				
			<b>1834</b>									

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
407	Manor Road LS11	Identified housing (permitted)	744	1.9	100	0	100	100				
2005750	1 Victoria Place Holbeck LS11 5AN	Identified employment (permitted)		0.2	100	0	100	100				
1082	Manor Road - Manor Court, Holbeck LS11	Housing allocation	39	0.1	100	0	100	100				
406	Manor Road (16-18) LS11	Identified housing (permitted)	57	0.1	100	0	100	100				
5123	30 Sovereign Street, Leeds, LS1 4BA	Identified mixed use (permitted)	5	0	100	0	100	100				
2005740	Warehouse Sweet Street LS11	Identified employment (permitted)		0.3	98.15	0	98.15	98.18				
3018	4 St Peters Place Leeds LS9	Identified housing (permitted)	18	0	97.49	0	97.49					

AV7	Former Yorkshire Chemicals North West, Black Bull St	Aire Valley mixed use allocation	53	0.3	94.23	5.77	100	100	6.89			
181	Sweet Street West (20) - Management Archives	Identified mixed use (permitted)	140	0.5	83.05	0	83.05	83.05				
1009	Marshall Street - 1953 Building, Holbeck	Housing allocation with mixed uses	187	0.6	68.96	0	68.96	69.02				
445	Jack Lane / Sweet Street LS10	Identified mixed use (permitted)	296	2.9	27.34	0	27.34	27.37				
			<b>1539</b>									

Table 5: sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV17	Braime Pressings, Hunslet Lane	Aire Valley mixed use allocation	121	2.3	0	100	100	100	100	0		
2103680	Bristol Street Motors Bridge Road Water Lane	Identified employment (permitted)		0.7	0	100	100	100	100			
2019	Silver Street/ Midland Mills South	Housing allocation	179	0.6	0	100	100	100	100			
AV5	Indigo Blu, Crown Point Road	Identified housing	26	0.1	0	100	100	100	100			
395	The Calls (36)	Identified housing (permitted)	14	0	0	100	100	*0	*100		1.04	
415	High Court LS1	Identified mixed use (permitted)	9	0.1	0	100	100	*0	*100			
431	The Calls (38)	Housing allocation with mixed uses	14	0	0	100	100	*0	*100			
2023	Wellington Street - YEP LS1 1RF	Identified mixed use (permitted)	204	1.9	0.51	99.49	100	100	99.57	5.45	0.54	19.79
3017	St Peters church & house	Identified mixed use (permitted)	35	0.3	0	100	100	100	95.87			
2015	Bath Road West	Housing allocation	154	0.6	3.89	95.85	99.74	99.74	95.86			
2031	Water Lane Railway Triangle	Housing allocation with mixed uses	171	1	14.23	85.77	100	*14.23	*85.77			

AV94	South Bank Planning Statement Area	Housing with mixed use allocation	825	19.5	27.19	72.81	100	99.16	72.85	13.7	0.01	
5108	First And Second Floors And Loft Space, 46-48 New York Street	Identified housing (permitted)	7	0	29.82	48.26	78.08	98.88	53.58			
2001	St Peters Square	Housing allocation with mixed uses	49	0.1	55.36	44.64	100	*55.36	*44.64			
2016	Bath Road East	Housing allocation	174	0.6	18.19	81.81	100	100	32.74			
2000950	Leathley Road & Cross Myrtle Street LS11	Employment allocation (general)		0.2	0	20.82	20.82		25.41			
			<b>1982</b>									
*The percentages highlighted have been estimated for this exception test because there were no figures in the SFRA												

Table 6: sites with a meaningful amount of land in SFRA Zone 3a<sub>ii</sub>

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3a <sub>i</sub>	SFR 3a <sub>ii</sub>	SFR 3b	RI
AV9	Hunslet Lane, Evans Halshaw Garage	Aire Valley mixed use allocation	191	2.4	0	100	100	100	100	100		
AV14	Hydro Works, Clarence Road	Aire Valley mixed use allocation	105	1.6	0	100	100	100	100	100		
AV12	Armouries Drive, Carlisle Road	Aire Valley mixed use allocation	114	1.4	0	100	100	100	100	100		
AV15	Sayner Lane / Clarence Road	Aire Valley mixed use allocation	94	1.4	0	100	100	100	100	100		
AV16	Sayner Lane / Carlisle Road	Aire Valley mixed use allocation	90	1.4	0	100	100	100	100	100		
AV96	Airedale Mills, Clarence Road	Identified employment (general)	67	1.3	0	100	100	100	100	100		
405	Globe Road - Tower Works LS10	Identified mixed use (permitted)	134	1.1	0	100	100	100	100	100		
AV10	Armouries Drive, Leeds Dock	Identified employment (office)		0.9	0	100	100	100	100	100		

205	Granary Wharf Car Park, off Water Lane LS11 5PS	Identified mixed use (permitted)	68	0.4	0	100	100	100	100	100		
2005400	Hunslet Lane Hunslet Leeds	Employment allocation (office)		0.3	0	100	100	100	100	100		
AV11	Former Alea Casino, The Boulevard, Leeds Dock	Identified employment (office)		0.2	0	100	100	100	100	100		
2021	Water Lane Car Park	Housing allocation	62	0.2	0	100	100	100	100	100		
AV13	Clarence Road/Carlisle Road	Aire Valley mixed use allocation	15	0.2	0	100	100	100	100	100		
2002362	Flax Warehouse (formerly Marshall House) Marshall Street LS11	Identified employment (permitted)		0	0	100	100	100	100	100		
409	Bath Road LS11	Identified mixed use (permitted)	240	1	0	100	100	100	100	99.26		
2018	Silver Street/ Midland Mills North	Housing allocation	86	0.3	0	100	100	100	100	92.46		
2005630	Kirkstall Road Car Park	Employment allocation (office)		0.7	9	91	100	100	90.65	91		
450	Globe Road / Water Lane LS11	Identified mixed use (permitted)	263	1.8	0	100	100	100	100	75.73		
2002400	Whitehall Riverside Whitehall Road LS1	Identified employment (permitted)		1.7	0	100	100	19.76	100	50.95	2.2	
456	The Calls (rear 2-28) LS2	Identified mixed use (permitted)	77	0.4	22.98	75.47	98.45	93.66	75.96	37.86	0.6	
225	Water Lane - Westbank	Housing allocation with mixed uses	288	2.2	51.77	48.23	100	100	47.73	27.68		
202	Silver Street - Midland Mills LS11 9YW	Identified mixed use (permitted)	15	0.4	0	100	100	100	100	19.69		
402	Cropper Gate - Mayfair LS1	Identified mixed use (permitted)	272	0.2	40.19	59.81	100	100	59.16	18.72		
AV26	The Gateway, Marsh Lane	Identified housing	110	1.8	0	100	100	63.72	35.34	17.72		
			<b>2291</b>									

\*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA has been included in the total

### Exception Test

The sites with land in flood risk zone 3 (listed in Tables 5 and 6 above) which pass the sequential test need to be subject to the Exception Test.

[To be completed: each site will be set out here with a plan and aerial photo and the exception test assessment. For any site with extant planning permission a qualification will be made that exemption is only on the proviso that development is carried out in accordance with the permission.]

### Surface water and other sources of flooding

The City Council keeps an up-to-date record of incidents of flooding that are non-fluvial, such as flash floods from high rainfall incidents and infrastructure breakdown. The SFRA 2007 includes a map of localised flood problems (Fig B – Local Flood Incident Overview). This information was utilised as part of the individual site assessments for all of the sites being proposed for allocation in the Site Allocations Plan and the Aire Valley Area Action Plan. Where proposed sites are known to have a history of local flood incidents, appropriate site requirements are given. The Natural Resources and Waste Local Plan has a suite of policies to ensure that development is appropriately laid out and designed to deal with flood risk.

### 3. INNER AREA

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#### Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan.

Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Inner Area 10,000 dwellings are required (15.0% of the District wide total).

Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

#### SITE ASSESSMENT

Consideration of all possible sites for the Inner Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

An essential part of the sequential test involves looking at how much land of each site falls into areas of flood risk. The Environment Agency has updated their modelling since the preparation of the Strategic Flood Risk Assessment which is dated 2007. The tables below therefore refer to the Environment Agency data (27<sup>th</sup> May 2015) to establish percentages of sites falling within relevant flood zones. However, the EA data does not subdivide zone 3, so the SFRA data and subdivisions will be considered when assessing sites where all or a meaningful part of the site falls within flood zone 3. Maps illustrating the flood zone areas will use the SFRA data to highlight the further separation of flood zone 3a.

#### Sites not proposed for allocation

Sites considered through the Issues and Options stage of plan preparation but that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. Many sites sit outside of Leeds’ Settlement Hierarchy so are not sustainable; others posed unacceptable harm in terms of impact on the Green Belt or other interests of importance. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. The reasons for these sites not being allocated are appraised to see if the need to avoid use of sites that flood might be overriding. In the case of the Inner Area HMCA, a summary of the reasons for the sites not being allocated in low/zero flood risk (Zone EA1 or inconsequential amounts of Zones EA2 and 3) are:

- Sites not available for housing development. Existing buildings may be in active use or permission given for alternative uses. Some sites are required for school use; some for general employment use. One site is already allocated as a Natural Resources and Waste site.



- Sites not suitable for housing development. Some sites are within industrial areas where residential development would not be appropriate. Some sites are designated or function as Green spaces which are considered to be in deficit in many parts of the Inner Area.
- Sites unsuitable in terms of Green Belt purposes.

Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

The next part of this assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI	
						<b>Proportion of site in the flood zone</b>								
1152	Oakwood Lane (land to east of), Leeds (Part of St Nicholas church site)	Not allocated as housing		37	1	0.39	99.61	100	100	99.61	79.64			
Two thirds of the site is a designated protected playing pitch (N6) on the existing UDP and is part of the school grounds. 80% of the site is within flood zone 3 (high risk). Not suitable.														
2025	Aireside - adjacent Park	Not allocated as housing		192	1.4	0.03	99.97	100	100	99.87	92.73			
In existing employment use, therefore not considered available for residential.														
5018	Land at Brown Lane West, Holbeck	Not allocated as housing		99	1.7	0	100	100	100	100				
Site to be allocated for employment														
229	Kirkstall Road - Grahams site, Burley	Not allocated as housing		100	0.4	0.02	98.81	98.83	50.04	98.52	78.37			
This site is unlikely to come forward for residential as it is now a car showroom.														
CFSM007	Land At Regent Street/Skinner Lane, Leeds	Not allocated for mixed use		0	1	0.07	98.59	98.66	61.19	49.31				
see 3402830														
4225	Domestic Street, Holbeck	Not allocated as housing		125	2.6	3.8	88.9	92.7	92.7	88.89				
Two sites straddling a four lane road. Predominantly in a light industrial area although some shops and car show rooms around. The site is comprised of two areas split by Dometic Street in Holbeck. The sites are populated with light industrial and storage and distribution uses. In the main the sites are occupied. Other uses in the area such as retail and car showrooms. There is no residential adjacent. Not suitable for housing allocation.														
232	Kirkstall Road - Maxis Restaurant site	Not allocated as housing		107	0.3	0.41	75.36	75.77	16.02	75.53	28.59			
Not likely to be available as has planning permission.														
3426	Barrack Street, Leeds	Not allocated as housing		138	2.8	31.5 2	42.76	74.28	95.55	89.82				
In industrial area. Currently in employment use. Not considered suitable for housing.														
CFSM042	Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ	Not allocated for mixed use		0	2.8	31.5	42.61	74.11	95.55	89.81				
Already in existing employment use														

CFSM043	Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds	Not allocated for mixed use		0	8.6	14.28	41.05	55.33	51.78	40.78			
Already in employment use													
3432	Kirkstall, Leeds	Not allocated as housing		236	9	13.36	41.19	54.55	51.03	40.9			
Site predominantly used for employment use. Past and current uses in area reflect an employment based area. Not considered suitable for housing allocation.													
1098	Boothroyd Drive, Meanwood LS6	Not allocated as housing		25	3.1	13.03	40.41	53.44	46.62	41.93			
The site is designated as greenspace (N1) and proposed greenspace (N5) on the existing UDP. The southern part of the site is within a Local Nature Area (LNA) on the existing UDP. Highway concerns as would need to acquire a property to gain access. Not suitable.													
259B	Cartmell Drive, Whitebridge Primary School, Halton Moor	Not allocated as housing		0	1	53.35	0	53.35	53.34				
split site - part B is required for school so not allocated													
3399	Premises at Roseville Road Leeds LS8 5DR	Not allocated as housing		84	1.4	1.5	39.36	40.86	55.38	45.28			
In current use as car showrooms. Not suitable.													
CFSM027	Premises At Roseville, Leeds, LS8 5DR	Not allocated for mixed use		0	1.4	1.5	39.29	40.79	55.29	45.2			
Already in employment use													
211	Meanwood Road - rear of 338/374	Not allocated as housing		50	0.5	2	25.6	27.6	73.38	56.37			
Site to be retained for employment use.													
342	Low Road - Hemingway House, Hunslet LS10 2PR	Not allocated as housing		20	0.5	1.18	21.25	22.43	1.37	21.9			
264	Roundhay Road (79)/Barrack Road Area Offices etc.	Not allocated as housing		107	1.8	3.17	12.9	16.07					
Site required for school provision. Not available for residential.													
3427	Cliffdale Road, Leeds	Not allocated as housing		18	0.5	0.71	9.29	10	65.67	3.67			
Site is in an industrial area. Some residential nearby but current use coupled with adjacent uses suggest the site is not suitable for residential allocation.													
5007	Former Moorend training Centre, Tulip Street, Hunslet	Not allocated as housing		26	0.7	7.78	1.35	9.13	9.14	1.34			

Brownfield site in Main Urban Area, suitable in principle for residential development, but under consideration for allocation as a Gypsy and Traveller site.												
1278	Gelderd Road - Symphony Group LS12	Not allocated as housing		195	6.6	0.17	4.88	5.05	5.05	4.88		
The site is not within a residential area and would be more suitable as an employment site.												
2077	Meanwood Road, Meanwood LS6	Not allocated as housing		44	1.2	2.05	1.66	3.71	0.01			
Site is a designated allotment site (N1A) on the existing UDP and part is a Local Nature Area. The allotments are overgrown, mature trees around boundary. Heavily Wooded area. Not suitable.												
4107	North Parkway / Asket Walk	Not allocated as housing		49	1.6	0.04	0	0.04	0.04			
Site is designated greenspace (N1) on the existing UDP and as part of a green corridor. The site is surrounded by residential to the east and west and has a cycle route passing through the middle of it. Considered unsuitable for housing allocation.												
184	M621 Interchange Site, Holbeck	Not allocated as housing		176	1.5	0	0	0				
Located immediately adjacent to major vehicle infrastructure (the road network) which would create negative amenity issues for a residential use i.e. noise and pollution. History of office and employment permissions on this site. Not suitable.												
201	Armley Road, Armley	Not allocated as housing		48	0.8	0	0	0				
The site is within an existing employment area. Not considered a suitable location for residential.												
285	Macaulay Street - former Garage Site, Burmantofts	Not allocated as housing		24	0.4	0	0	0				
The site is a NRW DPD allocation so not available for housing allocation.												
370	Cambridge Road - Blenheim Middle School (land south of)	Not allocated as housing		37	0.6	0	0	0				
The majority of the site is designated greenspace (N1) in the existing UDP, and links in with a wider greenspace area. Part of the site has a car park for adjacent industry. Mature trees and footpaths across site. Not suitable.												
1011	Oldfield Lane ( No 11) LS12 4DH	Not allocated as housing		193	3.9	0	0	0				
The site is in employment use and is not within a residential area.												
1087	Grosvenor Road - land at Ridgeway House, Hill Ridge House, Rosehurst LS6	Not allocated as housing		43	1.2	0	0	0				
Heavily wooded site within conservation area, so not considered suitable for housing.												
1142	Park Lane - land and property at Oak House	Not allocated as housing		40	0.2	0	0	0				

	LS3												
Site on edge of City Centre currently being used as an office. Any residential proposals are 8 years old. No interest in residential since.													
1145B	Hudson Road, Hudson Mill (Arcadia), Burmantofts	Not allocated as housing		230	8.9	0	0	0					
Proposed employment use.													
2079	Matthew Murray High School (former), Holbeck LS11	Not allocated as housing		314	6.4	0	0	0					
Site unavailable at present.													
2140	Raincliffe Road, Richmond Hill	Not allocated as housing		18	0.5	0	0	0					
Not allocated for housing as community use preferred.													
2145	Primrose High School (former), Lincoln Green	Not allocated as housing		77	5.7	0	0	0					
Expired permission, now likely to go for free school													
2148	Baileys Lane East, Seacroft	Not allocated as housing		46	1.3	0	0	0					
To be retained as greenspace													
2149	Ramshead Approach, Seacroft	Not allocated as housing		15	3.3	0	0	0					
Retain as greenspace													
3009	Former Leeds Industrial Co Op Society Ltd Dairy Depot	Not allocated as housing		45	1.2	0	0	0					
Not within residential area. Site better suited for employment use.													
3081A	Robin Hood West	Not allocated as housing		0	14.2	0	0	0					
Green Belt site identified for a 2FE primary school.													
3081B	Robin Hood West	Not allocated as housing		210	8	0	0	0					
Green Belt site. Not well related to the urban area and no existing defensible boundary. Development would constitute urban sprawl.													
3148	Oatland Lane, LS7	Not allocated as housing		23	1.2	0	0	0					
Site no longer available - permission office and school													

3150	Leicester Place, LS7	Not allocated as housing		31	0.6	0	0	0					
The site is used as open space and provides a buffer between the housing estate and highway. It is Green flat land surrounding the residential units.													
3153	Seacroft Crescent, LS14	Not allocated as housing		13	0.6	0	0	0					
Site is a combination of Car Park and landscaped land next to health facility. Part of the site also appears to be a thoroughfare connecting the Tescos to parts of Seacroft. A mature tree also populate the site. Not suitable.													
3191	Meynell Heights, LS11	Not allocated as housing		55	0.4	0	0	0					
Site is an occupied tower block. Not suitable.													
3197	Cambridge Road, LS6	Not allocated as housing		22	0.3	0	0	0					
This is green flat land that is effectively a buffer/landscaping between the existing residential units and the road. Not suitable.													
3411	Torre Road, Leeds	Not allocated as housing		58	1.5	0	0	0					
Site in occupied employment use. Not suitable for residential.													
3425	Armley Road, Leeds	Not allocated as housing		100	2.1	0	0	0					
In employment use. Not appropriate for allocation for housing.													
3433	Meanwood Road/Cross Chancellor Street, Leeds	Not allocated as housing		49	0.8	0	0	0					
Currently in employment use. Not considered suitable for housing allocation.													
4090	East Leeds Family Learning Centre (Former)	Not allocated as housing		115	3.8	0	0	0					
Although suitable in principle for housing site identified for future school provision.													
4098	Seacroft Ring Road	Not allocated as housing		43	1.4	0	0	0					
The site is open area of green that acts as a 'buffer' to existing residential. Depth of green area not suitable for development. Not suitable for allocation.													
4099	Seacroft Ring Road	Not allocated as housing		82	3.1	0	0	0					
The site is designated greenspace (N1) on the existing UDP and provides a buffer to industrial land. Highway concerns re parking provision for adjacent industrial units & shared residential / industrial access provision. Not suitable for housing allocation.													
4100	Ramshead Drive, Seacroft	Not allocated as housing		56	1.8	0	0	0					
Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Given these environmental constraints residential development is considered to be inappropriate.													

4101	Ramshead Wood	Not allocated as housing		116	4.4	0	0	0				
Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Mature tree cover across the majority of the site. Given these environmental constraints residential development is considered to be inappropriate.												
4102	Ramshead Drive	Not allocated as housing		53	2	0	0	0				
This site is a wood known as Ramshead Wood. It is sloping and has some mature tree cover. Not suitable for housing allocation.												
4113	Bishops Way	Not allocated as housing		67	2.5	0	0	0				
The eastern part of the site forms part of the David Young Academy and is designated protected playing pitch (N6) on the existing UDP. The western half of the site is designated as greenspace (N1) on the existing UDP and there would be difficulty achieving safe access without prejudicing with the existing school access. Not suitable for housing allocation.												
4114	Lambrigg Crescent	Not allocated as housing		18	0.6	0	0	0				
The site is designated greenspace (N1) on the existing UDP and is closely overlooked, being surrounded by existing residential properties. The site has a narrow access point and a public right of way running across it (east-west). Unsuitable for residential allocation.												
4115	Foundry Mill Street	Not allocated as housing		50	1.6	0	0	0				
The site is designated greenspace (N1) on the existing UDP and there is a playing pitch on site. It is a flat site (although at a lower level than Foundry Mill Street) within the main urban area, with a road frontage. Not suitable as a housing allocation.												
4122	Seacroft Hall	Not allocated as housing		200	7.6	0	0	0				
Designated greenspace (N1) on the existing UDP. Part of the site also contains a designated allotment site (N1A). Site slopes significantly in parts. Sites to the east and South west are residential. Criss crossed by paths and includes a playing pitch. This space has significant amenity value. Unsuitable for housing allocation.												
4124	John Charles Approach, Middleton	Not allocated as housing		128	4.3	0	0	0				
Site appears to be well used and has significant amenity value. It should be noted that the site has a rail track along the western edge and is subject to significant level changes. Not suitable for housing allocation.												
CFSM001	Hudson Road, Burmantofts, Leeds LS9 7JJ	Not allocated for mixed use		0	17.6	0	0	0				
1145A is proposed as a housing allocation, 1145B is existing employment use												
CFSM011	245, Elland Road, Leeds, LS11 8TU	Not allocated for mixed use		0	0.2	0	0	0				
Site too small (see IO conclusions) - made dormant - should've been made dormant right back at IO stage												
CFSM052	49-59 Armley Road (former Denso Marston Premises)	Not allocated for mixed use		0	2.2	0	0	0				
Site permitted for retail development.												

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

## **Sites contributing to meeting needs**

### **Sites with low flood risk – zone 1**

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites within the Inner Area are within flood zone 1. In total these sites can deliver 6,222 dwellings of the 10,000 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that development on land of higher flood risk may be justified as insufficient housing land is available on land of low flood risk.



**Table 2: Sites within flood zone 1.**

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
AV48	Former Motor Dealers, Church St, Hunslet	Aire Valley mixed use allocation	23	1.3	0.32	0.03	0.35	0.33	0.03			
208	Mabgate, Macaulay Street, Argyll Road (land between)	Identified mixed use (permitted)	428	1.2	0.11	0.06	0.17					
4123	York Road / Selby Road	Housing allocation	20	0.9	0.01	0	0.01	0.01	0.01			
2104710	Tulip Street Beza Street Ls10	Employment allocation (general)		0.5	0	0	0					
2401781	Ph2 Arlington Mills Armley Road Pickering Street Ls12	Employment allocation (office)		0.5	0	0	0					
AV31	Cross Green Lane / Echo Phase 3	Identified employment (office)		0.2	0	0	0					
2005700	Former John Peters Armley Road	Identified employment (permitted)		0.7	0	0	0					
2104130	139 Gelderd Road Leeds 12	Identified employment (permitted)		0.2	0	0	0					
2104460	Tristram Centre Brown Lane West Ls12	Identified employment (UDP)		0.1	0	0	0					
2202540	Holme Well Road Middleton LS10 4SL	Identified employment (UDP)		0.2	0	0	0					
3400620	Trent Road Torre Road Ls9	Identified employment (UDP)		8.6	0	0	0					
3402480	Long Close Industrial Estate Dolly Lane Burmantofts	Identified employment (permitted)		0.2	0	0	0					
1145A	Hudson Road, Hudson Mill (Arcadia), Burmantofts	Housing allocation	360	11.4	0	0	0					
502	Sharp Lane B	Identified housing (UDP)	78	9.4	0	0	0					
846	Killingbeck Hospital - C LS14	Identified housing (UDP)	156	9	0	0	0					
465	Waterloo Sidings LS9	Identified housing (UDP)	140	7.3	0	0	0					
500	Sharp Lane F	Identified housing (permitted)	69	6.3	0	0	0					

1146	York Road (land south of), East of Pontefract lane, Richmond Hill LS9	Housing allocation	121	5.5	0	0	0					
2147B	Askets and Boggarts (B), Seacroft	Housing allocation	150	5.4	0	0	0					
2150B	South Parkway / Brooklands Avenue	Identified housing (permitted)	160	5.3	0	0	0					
1265	Armley Gyratory - former Gas Works	Housing allocation with mixed uses	122	5	0	0	0					
CFSM049	Thomas Danby College, Roundahay Road, Leeds	Housing allocation with mixed uses	118	4.8	0	0	0					
2147D	Askets and Boggarts (D), Seacroft	Housing allocation	88	4.4	0	0	0					
815	South Parkway - Easel LS14	Identified housing (permitted)	106	4.1	0	0	0					
841	Oak Tree Drive LS8	Identified housing (UDP)	77	3.5	0	0	0					
474	Middleton Road - Urn Farm LS10	Identified housing (UDP)	100	3.3	0	0	0					
3149	Carlton Gate, LS7	Identified housing (permitted)	113	3.1	0	0	0					
2143	Neville Road, Halton Moor	Housing allocation	83	2.8	0	0	0					
2147C	Askets and Boggarts (C), Seacroft	Identified housing (permitted)	114	2.8	0	0	0					
383	Beckhill Garth/Approach	Identified housing (permitted)	34	2.7	0	0	0					
3015	Benyon House	Housing allocation with mixed uses	37	2.5	0	0	0					
3137	Leeds Girls High School	Identified housing (permitted)	82	2.4	0	0	0					
262	Beckhill Approach, Miles Hill Primary School, Meanwood	Housing allocation	79	2.3	0	0	0					
1340B	Oak Road, New Wortley - Gassey Fields	Housing allocation	113	2.3	0	0	0					
3146	Holbeck Towers, LS11	Identified housing (permitted)	108	2.3	0	0	0					
252	Belle Isle Road - Merlyn Rees High School	Housing allocation	67	2.2	0	0	0					
814	Oak Tree Mount LS9	Housing allocation	63	2.2	0	0	0					
AV21	The Parade & The Drive	Identified housing	75	2.2	0	0	0					

503	Sharp Lane C	Identified housing (permitted)	43	2	0	0	0					
1144	St Johns Road - St Michaels College LS3	Identified housing (permitted)	459	1.8	0	0	0					
817	Amberton Terrace	Housing allocation	43	1.6	0	0	0					
2150A	South Parkway and Brooklands, Seacroft	Housing allocation	68	1.6	0	0	0					
381	Beverleys LS11 6DS	Identified housing (permitted)	55	1.6	0	0	0					
2144A	Cartmell Drive, Halton Moor	Identified housing (permitted)	31	1.6	0	0	0					
2141A	Wykebeck Avenue, Osmondthorpe	Identified housing (permitted)	55	1.5	0	0	0					
2141B	Wykebeck Avenue, Osmondthorpe	Housing allocation	52	1.4	0	0	0					
3145	Bismarck Street, LS11	Identified housing (permitted)	70	1.3	0	0	0					
1338	Mistress Lane, Armley	Identified housing (permitted)	41	1.2	0	0	0					
2150D	South Parkway and Brooklands, Seacroft	Identified housing (permitted)	45	1.2	0	0	0					
188	St Marks Walk - St Marks Flats, Woodhouse	Identified housing (permitted)	108	1.1	0	0	0					
842	Coldcotes Thorn Walk LS9	Identified housing (UDP)	51	1.1	0	0	0					
1023	Wesley Road (west of ), Tong Road (north of), Armley	Housing allocation	38	1	0	0	0					
816	York Road Depot/South Parkway LS14	Housing allocation	39	0.9	0	0	0					
473	West Grange Road (Ph 2) LS10	Identified housing (UDP)	35	0.9	0	0	0					
3454	Land off Holdforth Place	Housing allocation	48	0.8	0	0	0					
4110	Brooklands Avenue	Housing allocation	26	0.8	0	0	0					
4120	Hawkshead Crescent	Housing allocation	25	0.8	0	0	0					
AV23	Butterfield Manor & Richmond Court, Walter Crescent	Housing allocation	48	0.8	0	0	0					
AV29	Ellerby Road and Bow Street	Housing allocation	79	0.8	0	0	0					
3142	Malvern Rise, LS11	Identified housing (permitted)	60	0.8	0	0	0					

3147	Waverley Garth, LS11	Identified housing (permitted)	55	0.8	0	0	0					
3306	Scott Hall Square, Chapel Allerton	Identified housing (permitted)	24	0.8	0	0	0					
AV24	Presbytery, St Marys Church	Identified housing	171	0.8	0	0	0					
2146	Barncroft Close, Seacroft	Housing allocation	27	0.7	0	0	0					
379	Runswick Place LS11	Identified housing (permitted)	42	0.7	0	0	0					
2147A	Askets and Boggarts (A), Seacroft	Identified housing (permitted)	24	0.7	0	0	0					
3144	Fairfax Road, LS11	Identified housing (permitted)	21	0.7	0	0	0					
5141	BOGGART HILL LS14	Identified housing (permitted)	24	0.7	0	0	0					
AV30	Ellerby Lane	Identified housing	147	0.7	0	0	0					
3143	Cambrian Street, LS11	Housing allocation	37	0.6	0	0	0					
4027	Newhall Gate, Newhall Crescent, Middleton	Housing allocation	23	0.6	0	0	0					
4060	Former Shaftesbury PH, York Road	Housing allocation	23	0.6	0	0	0					
5017	Amberton HOP, Thorn Mount, Gipton	Housing allocation	20	0.6	0	0	0					
620	Cardigan Road (214-244) LS4	Identified housing (permitted)	65	0.6	0	0	0					
3345	Servia Road, Leeds LS7 1NJ	Identified housing (permitted)	72	0.6	0	0	0					
5150	Dog and Gun, 601 York Road Leeds	Identified housing (permitted)	7	0.6	0	0	0					
263	Beckhill Grove - former Hill Top Public House, Meanwood	Housing allocation	14	0.5	0	0	0					
2142	Kendall Drive, Halton Moor	Housing allocation	15	0.5	0	0	0					
476	Beeston Road - Shaftesbury House LS11	Identified housing (permitted)	8	0.5	0	0	0					
806	East Park Road, The Glensdales LS9	Identified housing (UDP)	32	0.5	0	0	0					
4185	Boggart Hill Gardens, Seacroft	Identified housing (permitted)	18	0.5	0	0	0					

AV35	Cross Green Grove	Identified housing	21	0.5	0	0	0					
278	Compton Road - Compton Arms, Burmantofts LS9 7B	Housing allocation with mixed uses	50	0.4	0	0	0					
4117	Moresdale Lane	Housing allocation	14	0.4	0	0	0					
4125	Winrose Drive, Middleton	Housing allocation	13	0.4	0	0	0					
AV22	Former Richmond Inn, Upper Accommodation Road	Housing allocation	16	0.4	0	0	0					
414	Skinner Lane LS9	Identified housing (permitted)	286	0.4	0	0	0					
3193	Folly Lane, LS11	Identified housing (permitted)	18	0.4	0	0	0					
3342	LS9 6PQ	Identified housing (permitted)	12	0.4	0	0	0					
3343	Belle Isle, Leeds	Identified housing (permitted)	16	0.4	0	0	0					
4178	6 Grosvenor Mount, Leeds	Identified housing (permitted)	7	0.4	0	0	0					
5161	Grove Park Care Home Grove Lane Meanwood	Identified housing (permitted)	77	0.4	0	0	0					
3194	Malvern Road, LS11	Identified housing (permitted)	21	0.3	0	0	0					
3195	St Luke's Green, LS11	Identified housing (permitted)	19	0.3	0	0	0					
3206	Din Buildings, Roundhay Road, LS8 3QD	Identified housing (permitted)	8	0.3	0	0	0					
3354	Oak Road, Armley	Identified housing (permitted)	9	0.3	0	0	0					
4235	Leslie Terrace, Woodhouse	Identified housing (permitted)	18	0.3	0	0	0					
5124	Pepper Road LS10	Identified housing (permitted)	12	0.3	0	0	0					
AV36	St Hilda Church, Knowsthorpe Crescent	Identified housing	86	0.3	0	0	0					
1340A	Oak Road, New Wortley - Former Club	Identified housing (permitted)	6	0.2	0	0	0					

3204	Coupland Road, LS11	Identified housing (permitted)	10	0.2	0	0	0					
5109	Browning House, 126 Chapeltown Road, Chapeltown	Identified housing (permitted)	9	0.2	0	0	0					
5192	Holborn Court, Woodhouse, Leeds, LS6 2PN	Identified housing (permitted)	17	0.2	0	0	0					
HLA2104210	65 Brown Lane East LS11	Identified housing (permitted)	3	0.2	0	0	0					
HLA2603100	12-28 Westfield Road LS3	Identified housing (permitted)	24	0.2	0	0	0					
HLA2603650	7 Grosvenor Road LS6	Identified housing (permitted)	7	0.2	0	0	0					
HLA2603660	Royal Park Road LS6	Identified housing (permitted)	9	0.2	0	0	0					
226	Burley Street (46) LS3 1DH	Housing allocation	48	0.1	0	0	0					
AV28	Bow Street and East Street	Housing allocation	23	0.1	0	0	0					
3165	66 to 68 Victoria Road Headingley	Identified housing (permitted)	6	0.1	0	0	0					
3346	Former Bricklayers Arms, Low Close Street, Woodhouse	Identified housing (permitted)	6	0.1	0	0	0					
HLA2000030	St Mary's Lane LS 9	Identified housing (permitted)	6	0.1	0	0	0					
HLA2104610	Coupland Place LS11	Identified housing (permitted)	8	0.1	0	0	0					
HLA2104920	Kings Arms, Stocks Hill, Holbeck, Leeds, LS11 9PB	Identified housing (permitted)	9	0.1	0	0	0					
HLA2104940	86 Elland Road, Holbeck, Leeds, LS11 0AB	Identified housing (permitted)	8	0.1	0	0	0					
HLA2405110	236 Tong Road LS12	Identified housing (permitted)	9	0.1	0	0	0					
HLA2405240	Theaker Lane LS12	Identified housing (permitted)	17	0.1	0	0	0					
HLA2600290	Ash Grove LS6	Identified housing (permitted)	16	0.1	0	0	0					

HLA2602860	Moorland Avenue LS6	Identified housing (permitted)	15	0.1	0	0	0					
HLA2603180	114 Burley Road LS4	Identified housing (permitted)	9	0.1	0	0	0					
HLA2603490	18A-20 Burley Lodge Road LS4	Identified housing (permitted)	6	0.1	0	0	0					
HLA3402390	Chapeltown Rd/Savile Road LS7	Identified housing (permitted)	22	0.1	0	0	0					
HLA2104950	272A Dewsbury Road, Hunslet, Leeds, LS11 6JT	Identified housing (permitted)	5	0	0	0	0					
HLA3402670	2 Grange View, Chapeltown, Leeds, LS7 4EP	Identified housing (permitted)	6	0	0	0	0					
HLA2104790	137 DEWSBURY ROAD, HUNSLET, LEEDS, LS11 5NN	Identified housing (permitted)	8	0	0	0	0					
HLA2603800	25 MOORLAND AVENUE, WOODHOUSE, LEEDS, LS6 1AP	Identified housing (permitted)	6	0	0	0	0					
			<b>6222</b>									

\*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.

## The Sequential Test

In the Inner Area HMCA 6,222 dwellings can be achieved on sites within zone 1 flood risk, leaving 3,778 dwellings to be found from the 10,000 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. These sites are listed in Table 3 below, which provides a capacity of 771 dwellings. Deducting these from the 3,778 dwellings means that 3,007 dwellings still need to be found from the 10,000 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. These sites are listed in Table 4 and are next in the order of sequential preference. The total capacity of dwellings in this category is 1,355. Deducting these from the 3,007 dwellings means that 1,652 dwellings still need to be found from the 10,000 target.

Looking next at sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii, these are set out in Table 5 and provide for a total capacity of dwellings of 1,162. Deducting these from the 1,652 dwellings means that 490 dwellings still need to be found from the 10,000 target. This group of sites includes two sites – Buslingthorpe Tannery (125\_210) and Gledhow Rd (5014) – where the EA data records the sites as having meaningful proportions of area in flood zone 3, but where the Leeds SFRA records a smaller proportion or none of the site in Zones 3ai or 3aii. Since only relatively small proportions of these sites (21% and 16%) are in EA Zone 3 it would be sensible to include these sites within Zone 3ai rather than 3aii.

Finally, looking at sites with a meaningful amount of land in SFRA Zone 3aii, these are set out in Table 6 and provide for a total capacity of dwellings of 1,819 dwellings. This means the target is exceeded by 1,329 dwellings. But essentially, each of these sites would individually pass the sequential test, and collectively they are similar in nature and cannot be sub-divided. Therefore, collectively they pass the flood risk sequential test, but need to be assessed individually in terms of the Exception Test.



Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold.

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					<b>Proportion of site within the flood zone</b>							
2104700	Ex- Boc Works Gelderd Road Ls12	Identified employment (permitted)		3.3	1.76	4.26	6.02	6.02	4.26			
2150C	South Parkway and Brooklands, Seacroft	Housing allocation	65	1.5	7.2	0.46	7.66	7.66	0.46			
197	Bridge Street, Gower Street, Regent Street (land at)	Identified housing (permitted)	636	0.9	1.21	7.68	8.89	39	33.16			
2026	Cavendish Street - RSPCA	Identified housing (permitted)	70	0.2	0.28	8.9	9.18		8.19			
			<b>771</b>									

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
5148	Otter Island Wellington Road Leeds	Identified housing (permitted)	113	2.1	100	0	100	100				
2004069	Office Scheme Wellington Road & Gotts Road Leeds 12	Employment allocation (office)		0.5	100	0	100	100				
2104060	S/o 30 Springwell Road Holbeck Leeds 12	Identified employment (permitted)		0.4	99.99	0	99.99	99.99				
3408	Wellington Road, Leeds	Housing allocation with mixed uses	325	2.5	99.85	0.15	100	100	0.16		0.17	
5020	Burley Willows Care Home, Willow Garth, Burley	Housing allocation	28	0.5	64.49	7.9	72.39	72.36	7.81			
259A	Cartmell Drive, Whitebridge Primary School, Halton Moor	Identified housing (permitted)	44	1.4	58.77	7.67	66.44	66.44	7.66		2.95	
447	Whitehall Road - Doncasters LS12	Identified mixed use (permitted)	463	3.5	55.49	0	55.49	55.49				
2027	Round House (rear of)	Housing allocation	310	1	32.18	0	32.18	32.18				

AV32	Rose Wharf Car Park, East Street	Housing allocation	72	0.5	25.47	9.98	35.45	35.17	9.15	7.21	0.55	
			<b>1355</b>									

Table 5: sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					<b>Proportion of site within the flood zone</b>							
2105050	Land at Brown Lane West Holbeck	Employment allocation (general)		1.5	0	100	100	100	100			
2103385	Gelder Road Leeds 12	Employment allocation (general)		1	0	100	100	100	100			
2105170	Latchmore Road LS11	Identified employment (permitted)		0.6	0	100	100	100	100			
AV47	South Point, South Accomodation Road	Identified employment (general)		0.5	0	100	100	100	100			
2001251	Brown Lane Ls 12	Identified employment (UDP)		0.2	0	100	100	100	100			
2001250	Brown Lane Ls 12	Identified employment (UDP)		1	7.27	88.6	95.87	95.86	88.59			
2105180	48-52 Springwell Road Holbeck LS12 1AW	Identified employment (permitted)		0.2	16.02	83.98	100	100	83.92			
2001252	Land Inc Plot 7 The Piggeries Brown Lane West Ls12	Identified employment (UDP)		0.1	38.19	41.21	79.4	79.35	41.17			
433	Globe Road - Doncasters/Lattitude LS11	Identified mixed use (permitted)	609	1.9	64.55	35.45	100	100	36.01	8.15		
2103380	City West Office Park Gelderd Road Leeds 12	Identified employment (permitted)		1.4	30.51	32.19	62.7	62.66	32.19			
AV34	South Accommodation Road	Housing allocation	27	0.5	26.32	27.75	54.07	53.79	26.9		3.01	
2105070	Former Lord Nelson Inn 22 Holbeck Lane Holbeck	Identified employment (permitted)		0.1	73.25	26.75	100	100	26.67			
AV33	Low Fold	Housing allocation	312	2.8	18.45	22.78	41.23	40.41	22.12	2.12	11.8	
2104230	Former Co-op Dairy Depot Gelderd Road Ls12	Employment allocation (general)		1.6	0.63	21.05	21.68	21.68	21.05			

125_210	Buslingthorpe Tannery/Hill Top Works Sheepscar	Housing allocation	189	3.2	5.27	21.2	26.47	9.84	7.95			
5014	Gleadhow Road/Gledhow Terrace	Housing allocation	25	0.4	5.35	16.88	22.23		16.88			
			<b>1162</b>									

Table 6: sites with a meaningful amount of land in SFRA Zone 3a<sub>ii</sub>

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3a <sub>i</sub>	SFR 3a <sub>ii</sub>	SFR 3b	RI
					<b>Proportion of site within the flood zone</b>							
198_3390_339 3	Kirkstall Road, Leeds	Housing allocation with mixed uses	826	7.2	0	100	100	100	100	25.47	0.28	
AV43	Yarn Street	Identified housing	173	4.7	0	100	100	100	100	99.91	0.09	
AV41	Hunslet Mills	Identified mixed use	699	2.3	0	100	100	100	100	100		
AV45	Gibraltar Island Road	Identified employment (general)		1.1	0	100	100	100	100	100		
AV46	Tetleys Motor Services, 76 Goodman Street, Hunslet	Housing allocation	36	0.6	0	100	100	100	100	100		
2138	Kirkstall Road, Abbey Street	Identified housing (permitted)	50	0.3	0	100	100	80.85	100	40.89		
AV98	Atkinson Street	Aire Valley mixed use allocation	35	1.2	0.66	99.34	100	100	99.47	99.54		
2005760	Kirkstall Road - Maxis Restaurant site	Identified employment (permitted)		0.3	0.41	75.36	75.77	16.02	75.53	28.59		
			<b>1819</b>									

\*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA has been included in the total

### Exception Test

The sites with land in flood risk zone 3 (listed in Tables 5 and 6 above) which pass the sequential test need to be subject to the Exception Test.

[To be completed: each site will be set out here with a plan and aerial photo and the exception test assessment. For any site with extant planning permission a qualification will be made that exemption is only on the proviso that development is carried out in accordance with the permission.]

### Surface water and other sources of flooding

The City Council keeps an up-to-date record of incidents of flooding that are non-fluvial, such as flash floods from high rainfall incidents and infrastructure breakdown. The SFRA 2007 includes a map of localised flood problems (Fig B – Local Flood Incident Overview). This information was utilised as part of the individual site assessments for all of the sites being proposed for allocation in the Site Allocations Plan and the Aire Valley Area Action Plan. Where proposed sites are known to have a history of local flood incidents, appropriate site requirements are given. The Natural Resources and Waste Local Plan has a suite of policies to ensure that development is appropriately laid out and designed to deal with flood risk.

## 4. NORTH LEEDS

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### Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan.

Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For North Leeds 6,000 dwellings are required (9% of the District wide total).

Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

### SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

An essential part of the sequential test involves looking at how much land of each site falls into areas of flood risk. The Environment Agency has updated their modelling since the preparation of the Strategic Flood Risk Assessment which is dated 2007. The tables below therefore refer to the Environment Agency data (27<sup>th</sup> May 2015) to establish percentages of sites falling within relevant flood zones. However, the EA data does not subdivide zone 3, so the SFRA data and subdivisions will be considered when assessing sites where all or a meaningful part of the site falls within flood zone 3. Maps illustrating the flood zone areas will use the SFRA data to highlight the further separation of flood zone 3a.

### Sites not proposed for allocation

Sites considered through the Issues and Options stage of plan preparation but that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. Many sites sit outside of Leeds’ Settlement Hierarchy so are not sustainable; others posed unacceptable harm in terms of impact on the Green Belt or other interests of importance. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. The reasons for these sites not being allocated are appraised to see if the need to avoid use of sites that flood might be overriding. In the case of North Leeds HMCA, a summary of the reasons for the sites not being allocated in low/zero flood risk (Zone EA1 or inconsequential amounts of Zones EA2 and 3) are:

- Sites not available for housing development. Existing buildings may be in active use or permission given for alternative uses. Some sites are required for general employment use; some for schools.

- Sites not suitable for housing development. Some sites are designated or function as Green spaces which are considered to be in deficit in many parts of North Leeds. Some sites are within designated Urban Green Corridors. Some have fundamental problems with highway access. Some have extensive tree cover.
- Sites unsuitable in terms of Green Belt purposes.

Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

The next part of this assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.

Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
1026	Kirkstall Road, Cardigan Fields LS4	Not allocated as housing		33	0.9	0	100	100	100	100	1.61		
A nightclub and an ALDI occupy the site. The site is not available.													
4092	St Ann's Mills, Kirkstall Road	Not allocated as housing		28	0.9	0	100	100	96.86	100	99.97		5.65
Current employment site that has been highlighted as necessary to retain.													
4158	Meadow View, Horsforth	Not allocated as housing		27	0.9	0	99.69	99.69	56.53	53.84			
Green Belt site within the urban green corridor. The site does not border onto housing and is somewhat detached from the main residential area. The site and surrounding fields provide an attractive gateway into Horsforth from the Ring Road.													
1170	Highbury Cricket Ground, Meanwood, North East Hollins Drive	Not allocated as housing		31	1	1.66	82.3	83.96	40.01	35.4			
Green Belt site. The site is to be retained as greenspace.													
1238	Oakford Terrace (land to rear of), Low Lane, Horsforth LS18	Not allocated as housing		15	0.5	3.67	69.63	73.3	77.64	74.52			
Green Belt site. The site does not relate well to the existing settlement form but projects out to the east of Low Lane into Green Belt and is steeply sloping. Development of the site would not constitute rounding off of the settlement. The site is also designated as proposed greenspace. Highway concerns as no road frontage to provide access.													
4094	South of Fearnville Place	Not allocated as housing		198	7.5	2.04	3.84	5.88	5.88	3.84		3.08	
Designated greenspace (N1) and allotments (N1A). Even if some of this wider green space were necessary for housing this site is poorly situated and would encroach greatly into its corridor function. Site boundary includes stretch of Wyke beck itself.													
1178B	Dunstarn Lane (land south), Adel LS16	Not allocated as housing		280	10.8	0.34	3.6	3.94	0.02	0.02			
Green Belt site. The site has been split into 2. Site B slopes more steeply to the ring road and provides a buffer between the road and development and is more removed from the existing residential area.													
2160	Scotland Lane, Ling Bob, Horsforth	Not allocated as housing		0	72.9	0.12	1.33	1.45	1.49	1.28			
Green Belt site. The site is not supported by Highways and development would lead to urban sprawl.													
2052	Tile Lane, Adel LS16	Not allocated as housing		451	17.2	0.13	0.63	0.76	0.76	0.74			
Green Belt site. Part of urban green corridor with no defensible boundary to the south.													

2046	Brownberrie Gardens - North Ives Farm, Horsforth LS18	Not allocated as housing		383	14.6	0.2	0.46	0.66	0.95	0.73			
Green Belt site. The site lies within the airport public safety zone and is not supported by Highways.													
2051A	King Lane, Alwoodley LS17	Not allocated as housing		0	116.3	0	0.15	0.15	0.15	0.15		0.15	
Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.													
16	Sandhill Lane (29), Moortown LS17 6AJ	Not allocated as housing		10	0.4	0	0	0					
Mixed brownfield/greenfield site within urban area. Suitable in principle for residential development.													
82	Moor Allerton Gardens (1,2,3,4,5,6,8), Moor Allerton	Not allocated as housing		17	0.5	0	0	0					
Site in existing residential use - fully developed													
84	Wetherby Road - Braim Wood School and land to the north, Rounday	Not allocated as housing		527	20.1	0	0	0					
Green Belt site. A new school lies to the southern end of the site. The site plays an important role in providing an attractive setting to Roundhay Park. Residential development is likely to have a negative impact on the park.													
94	Sandhill Lane (7-9), Moortown LS17 6AG	Not allocated as housing		2	0.4	0	0	0					
Northern part of site has permission for 2 detached houses (12/03734/FU). The rest of the site is too small to allocate.													
118	The View (21/23) - Alwoodley LS17 7NA	Not allocated as housing		6	0.4	0	0	0					
Brownfield/greenfield site within the main urban area. The site has two properties on site currently. Residential use acceptable in principle.													
120	Harrogate Road (55), Chapel Allerton LS7 3RU	Not allocated as housing		40	0.6	0	0	0					
Site now bought by Morrisons. Very unlikely to come forward for housing. Retail or other town centre uses appropriate.													
177	Broomfield (54/56), Adel LS16 7AD	Not allocated as housing		5	0.4	0	0	0					
Part of site (54 Broomfield) has permission for two dwellings. The rest of site is too small to allocate.													
1014	Fraser Avenue (land at), Horsforth	Not allocated as housing		45	1.2	0	0	0					
The site is designated as proposed greenspace (N5). Highway concerns in regard to achieving a suitable access.													



1015	Lee Lane West (land south of), Horsforth	Not allocated as housing		791	29.7	0	0	0					
Green Belt site. The site has an important function in providing access to the countryside and views across the site to open countryside beyond. It is highly visible, with landscape value and a designated Local Nature Area within the site. The site performs poorly in highways and accessibility terms.													
1019	Gledhow Valley Road (land off), Chapel Allerton, LS7 4ND	Not allocated as housing		30	2	0	0	0	12.71	11.22			
Part of wider Gledhow Valley Woods. Significant tree cover.													
1079	Long Causeway, Adel LS16 8DU	Not allocated as housing		86	3.3	0	0	0					
Green Belt site. Local preference for other sites to come forward for housing over this one.													
1120	Headingley Lane (land at), Headingley	Not allocated as housing		36	2.3	0	0	0					
Land safeguarded for proposed NGT route.													
1138	Elmete Lane - land adj to Beechwood, Roundhay LS8	Not allocated as housing		59	2.9	0	0	0					
Green Belt site. The site includes a number of Tree Preservation Orders (TPO's) and a listed building. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.													
1151	Cookridge Lane , Cookridge LS16	Not allocated as housing		50	1.6	0	0	0					
Green Belt site. There is no existing defensible boundary to the west. Development could set a precedent for further sprawl.													
1190	Wetherby Road/Elmete Lane (land adjoining), Roundhay LS8	Not allocated as housing		156	6.9	0	0	0					
Green Belt site. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.													
1202	Victoria Avenue (land off), Horsforth LS18	Not allocated as housing		185	7.7	0	0	0					
Green Belt site. Local preference for the site to remain undeveloped and for the site immediately to the west (Horsforth Campus, 5009) to come forward instead.													
1243	Back Church Lane - former Rectory Paddock, Adel LS16	Not allocated as housing		18	0.6	0	0	0					
Green Belt site. This site was considered alongside 1079. Without 1079, 1243 is only partially connected to the built up area. Local preference for other sites to be developed for housing and for 1079 and 1243 to remain as Green Belt.													
1246	Back Church Lane - former Rectory Paddock north of Memorial Rec Ground, Adel L	Not allocated as housing		66	2.5	0	0	0					
Green Belt site. The site would need to come forward alongside site 1079 in order to connect to the built up area. 1079 to remain as Green Belt.													

1299B	Otley Road - Bodington Hall, Lawnswood LS16	Not allocated as housing		521	17.4	0	0	0					
Local preference for the site to be carried forward as proposed greenspace (there is also a possibility for park and ride on the site).													
1310	Outwood Lane (land at) , Horsforth, LS18	Not allocated as housing		121	3.4	0	0	0					
Site not supported by highways.													
2049	West Park Centre LS16	Not allocated as housing		69	2.3	0	0	0					
Former West Park Centre. Residential development acceptable in principle as this is a brownfield site within a residential area. Now likely to be a school site so not now allocated													
2051B	King Lane, Alwoodley LS17	Not allocated as housing		0	20.3	0	0	0					
Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.													
2053A	Alwoodley Lane, Alwoodley LS17	Not allocated as housing		154	5.9	0	0	0					
Green Belt site. Site A is unrelated to the existing settlement, is nearer to Eccup Reservoir and would create an incursion into Green Belt that could set a precedent for further sprawl.													
2058	Talbot Avenue - Allerton Grange High, Moor Allerton LS17	Not allocated as housing		70	2	0	0	0					
Site is managed and maintained by Leeds City Council Parks and Countryside as a public green open space. Local preference for the site to be retained as greenspace.													
2063	Cobble Hall, Roundhay LS8	Not allocated as housing		500	19	0	0	0					
Green Belt site. Local preference to not bring forward sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) and for Wetherby Road to remain as a natural buffer.													
3008	Change of use of former caravan site to public open space	Not allocated as housing		47	2.9	0	0	0					
Green Belt site. Isolated site. Development would represent an island of development within Green Belt, unrelated to the existing urban area. Not supported by Highways.													
3016	Low Hall Farm	Not allocated as housing	y	15	0.5	0	0	0					
Sieved out as the site does not comply with the settlement hierarchy.													
3034	Cold Harbour Farm, Bayton Lane, Yeadon	Not allocated as housing		0	74.6	0	0	0					
Green Belt site. The site covers the area commonly known as Rawdon Billings and envelopes Billing Hill, a protected nature area. The site is large and development would have a serious impact on the openness of the Green Belt and result in a large area of urban sprawl. The site is not supported by Highways.													
3044A	Land North of Pinfold Lane, Cookridge	Not allocated as housing		148	5.6	0	0	0					
Green Belt site. The site is not well related to the to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.													

3044B	Land South of Pinfold Lane, Cookridge	Not allocated as housing		181	6.9	0	0	0					
Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl.													
3315A	Beechwood Farm (south) Elmete Lane Roundhay	Not allocated as housing		351	15.8	0	0	0					
Green Belt site. Development is contingent on site 1190 being brought forward. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.													
3315B	Beechwood Farm (north) Elmete Lane Roundhay	Not allocated as housing		235	17.9	0	0	0					
Green Belt site. Development is contingent on site 1190 being brought forward. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.													
3327	Land at Rawdon, Leeds	Not allocated as housing		58	2.2	0	0	0					
Green Belt site. The site is set to the west of Bayton Lane, relatively remote from the centre of Horsforth. The site itself is relatively contained on all sides by the road and existing residential development, but development would further reduce the Green Belt gap between residential areas. Highway concerns regarding access.													
3328	Land at Rawdon, Leeds	Not allocated as housing		133	5.1	0	0	0					
Green Belt site. Development would result in the coalescence of Rawdon and Horsforth, contrary to one of the purposes of Green Belts in preventing the merging of settlements.													
3330	Land at Rawdon, Leeds	Not allocated as housing		47	1.5	0	0	0					
Green Belt site. The site is set to the west of West End Lane which is the current boundary to Horsforth. Development here would be unrelated to the existing settlement pattern, encroach into the Green Belt and reduce the gap between settlements (Horsforth and Rawdon) contrary to one of the purposes of Green Belts in preventing the merging of settlements. Highway concerns regarding suitable access and accessibility.													
3360B	Cookridge Hall Golf Course (N)	Not allocated as housing		0	36.7	0	0	0					
Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility													
3360A	Cookridge Hall Golf Course (S)	Not allocated as housing		578	22.4	0	0	0					
Green Belt site. There is no defensible boundary to the proposed GB boundary which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility													
3381	Brownberrie Lane	Not allocated as housing		35	1.3	0	0	0					
Part of the site is within Green Belt (30%). Part of the site is also a Local Nature Area (LNA). The remaining area is occupied by existing dwellings. This area alone would be too small to be allocated. Highway concerns regarding access.													
3402	Clayton Wood Bank	Not allocated as housing		30	1	0	0	0					
Existing employment site, surrounded by other employment uses and Clayton Wood. For these reasons the site is considered inappropriate for residential.													
4013	Land at Elmete Lane, Roundhay	Not allocated as housing		46	1.5	0	0	0					
Green Belt site. Local preference for sites to the east of Roundhay Park (1190, 1138, 3315A, 3315B, 4013, 2063) to remain undeveloped and for Wetherby Road to act as a natural buffer.													

4056	Church Lane, Horsforth	Not allocated as housing		23	0.7	0	0	0					
Required for education purposes. Not available for residential development.													
4157	Land east of Sadler Way, Adel	Not allocated as housing		123	4.7	0	0	0					
Green Belt site. The site straddles the urban green corridor and does not relate well to the settlement pattern. The site is designated N6 greenspace.													
4172	University Land, Lawnswood	Not allocated as housing		189	6.3	0	0	0					
Deficiency in outdoor sports provision in the area. Playing pitches would need to be relocated. Possibility of cemetery extension into part of site and NGT route may affect part of site.													
4215	Land between Holtdale Grove/Holtdale Ave	Not allocated as housing		25	0.7	0	0	0					
The site performs an amenity function and setting for nearby houses within the Holt Park housing estate. Redevelopment for residential use is not supported.													
4232	Lawnswood Arms, Holt Lane, Adel	Not allocated as housing		0	0.8	0	0	0					
Whilst this is a brownfield site, so could be considered suitable for residential use in principle, it is in existing use as a public house and the owners have not submitted the site (rather it was suggested by the public). As such, the site is not considered available.													
4239	Holly Park Estate Extension, Water Lane, Horsforth	Not allocated as housing		35	1.1	0	0	0					
Green Belt site not supported by Highways.													
4244	West End Lane, Horsforth	Not allocated as housing		22	0.6	0	0	0					
Landlocked site requiring the purchase and demolition of a neighbouring property to achieve access. The Council is not aware of a property being available.													
4247	Northern End of Lee Lane West	Not allocated as housing		91	3.5	0	0	0					
Green Belt site. Majority of site is a new outdoor pitch and unsuitable for development. Poor access to site.													
4255	Calverley Lane, Horsforth	Not allocated as housing		95	3.6	0	0	0					
Green Belt site. Concern regarding overdevelopment in the area if the site were to come forward alongside 1339 and 4240. The site is not locally preferable compared to other sites.													
CFSM024	Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU	Not allocated for mixed use		0	4.7	0	0	0					

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

## **Sites contributing to meeting needs**

### **Sites with low flood risk – zone 1**

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites within North Leeds are within flood zone 1. In total these sites can deliver 3,819 dwellings of the 6,000 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that development on land of higher flood risk may be justified as insufficient housing land is available on land of low flood risk.

**Table 2: Sites within flood zone 1.**

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
376	Ring Road West Park, Silk Mill Way and Iveson Drive Iveson Drive	Identified mixed use (permitted)	485	20.8	0.26	1.35	1.61	0.75	0.69			
2602760	Bodington Business Park Otley Road Ls16	Identified employment (permitted)		4.4	0	0	0					
2701300	OFFICE ELEMENT CORN MILL FOLD LOW LANE HORSFORTH LS18	Identified employment (permitted)		0.1	0	0	0					
2404920	471 KIRKSTALL RD LS5	Identified employment (permitted)		0.1	0	0	0					
4240	South of A65 from Horsforth & Rawdon RA to crematorium	Housing allocation	777	36.3	0	0	0					
2053B	Alwoodley Lane, Alwoodley LS17	Housing allocation	285	13.4	0	0	0					
1299A	Otley Road - Bodington Hall, Lawnswood LS16	Identified housing (permitted)	126	9.3	0	0	0					
5009	Horsforth Campus	Housing allocation	206	7.8	0	0	0					
689	Cookridge Hospital LS16	Identified housing (permitted)	495	7.1	0	0	0					
1199A	Moseley Wood Gardens (land off), Cookridge LS16	Identified housing (permitted)	135	6.8	0	0	0					
685	Tile Lane - Eastmoor, Adel, LS16	Identified housing (UDP)	67	5.6	0	0	0					
1033	Otley Road, Government Buildings LS16 5PU	Identified housing (permitted)	130	4.7	0	0	0					
2055	Carr Manor, Meanwood LS6	Housing allocation	15	4.3	0	0	0					
3376	Off Weetwood Avenue, Headingley, Leeds	Housing allocation	30	4	0	0	0	0.02	0			
3014	Kirkstall District Centre	Housing allocation with mixed uses	55	3.6	0	0	0					
687	Dunstarn Lane, Adel, LS16	Identified housing (UDP)	28	2.7	0	0	0					
721	Westbrook Lane, Horsforth	Identified housing (UDP)	75	2.7	0	0	0					

1199B	Moseley Wood Gardens (land off), Cookridge LS16	Housing allocation	63	2.6	0	0	0						
174	Moor Road (40/42) - University of Leeds, Tetley Hal	Identified housing (permitted)	68	2.6	0	0	0						
1178A	Dunstarn Lane (land south), Adel LS16	Housing allocation	68	2.2	0	0	0						
762	Chandos Avenue LS8	Identified housing (permitted)	1	1.7	0	0	0						
817	Amberton Terrace	Housing allocation	14	1.6	0	0	0						
106	Newton Green - former Civil Service Sports Association Ground	Identified housing (permitted)	14	1.6	0	0	0						
1172	Yorkshire Bank Sports Ground (former), LS17	Identified housing (permitted)	29	1.4	0	0	0						
8	Otley Road, Spenfield House LS16	Identified housing (permitted)	13	1.2	0	0	0						
720	Westbrook Lane, Horsforth	Identified housing (UDP)	15	1.2	0	0	0						
5177	Land At Lakestream House, 142 Wetherby Road, Leeds, LS8 2LF	Identified housing (permitted)	7	1.2	0	0	0						
3010A	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	Identified housing (permitted)	52	1.1	0	0	0						
764	Woodlea Drive - The Mansion LS6	Identified housing (permitted)	25	1	0	0	0						
81	High Moor Court (land at rear), High Moor Avenue, Moor Allerton	Housing allocation	20	0.9	0	0	0						
3457	Weetwood Manor	Housing allocation	32	0.9	0	0	0						
4233	Farrar Lane, Adel	Housing allocation	16	0.9	0	0	0						
5176	29 - 31 Moor Road, Headingley, Leeds, LS6 4BG	Identified housing (permitted)	32	0.9	0	0	0						
3010B	Land south east of Holt Park Leisure Centre, Holt Park, Leeds	Housing allocation	28	0.8	0	0	0						
3384	Brownberrie Lane	Housing allocation	12	0.8	0	0	0						
4057	St Joseph's, Outwood Lane, Horsforth	Housing allocation	30	0.8	0	0	0						
235	Clarence Road (land at) - Horsforth LS18 4LB	Housing allocation	25	0.7	0	0	0						

1242	Church Lane - Paddock, Meanwood LS6	Housing allocation	25	0.7	0	0	0						
1092	St Ann's Lane - former Boston Exchange Diner), Leeds LS4 2SE	Identified housing (permitted)	12	0.7	0	0	0						
5106	Former Squirrel Way Children's Home, Squirrel Way, Leeds, LS17 8fq	Identified housing (permitted)	60	0.7	0	0	0						
1016	Broadway and Calverley Lane, Horsforth	Housing allocation	18	0.6	0	0	0						
253	Cranmer Gardens - Moorhaven Residential Home LS17	Identified housing (permitted)	14	0.6	0	0	0						
845	Mansion Gate Drive - Mansion House LS7	Identified housing (permitted)	37	0.6	0	0	0						
3151	Queenshill Court, Moortown	Identified housing (permitted)	6	0.6	0	0	0						
37	Vesper Road (land at), Kirkstall LS5 3NU	Housing allocation	17	0.5	0	0	0						
97	Meanwood Road Working Mens Club, Meanwood Road	Housing allocation with mixed uses	9	0.5	0	0	0						
3	Monk Bridge Road (3) LS6	Identified housing (permitted)	9	0.5	0	0	0						
6	Kirkstall Lane, Victoria Home LS6	Identified housing (permitted)	50	0.5	0	0	0						
4184	Belmont House, Wood Lane, LS6	Identified housing (permitted)	6	0.5	0	0	0						
4000	Ralph Thoresby (Site F) Holt Park, Leeds	Housing allocation	15	0.4	0	0	0						
4216	Eyrie Public House	Housing allocation	14	0.4	0	0	0						
4217	Cookridge Fire Station	Housing allocation	15	0.4	0	0	0						
124	Park Avenue (1) - Beech Lodge, Roundhay	Identified housing (permitted)	4	0.4	0	0	0						
688	Silk Mill Drive LS16	Identified housing (UDP)	20	0.4	0	0	0						
731	Victoria Avenue, Horsforth	Identified housing (UDP)	6	0.4	0	0	0						
4055	Former Police Station, Broadway, Horsforth	Identified housing (permitted)	12	0.4	0	0	0						



5183	Elton Lodge, Newton Road	Identified housing (permitted)	9	0.4	0	0	0						
4058B	Land at Cockcroft House, Cardigan Road, Headingley	Housing allocation	13	0.3	0	0	0						
3207	Rear 268-274 Shadwell Lane, LS17	Identified housing (permitted)	8	0.3	0	0	0						
3215	The Grove, North Lane, LS8	Identified housing (permitted)	6	0.3	0	0	0						
3217	232 Burley Road, LS4	Identified housing (permitted)	7	0.3	0	0	0						
3341	LS8 2JJ	Identified housing (permitted)	5	0.3	0	0	0						
4182	St Anns Lane, LS4 2SE	Identified housing (permitted)	13	0.3	0	0	0						
5102	Headingley Halls Of Residence 54 - 56 Headingley Lane, Headingley, Leeds, LS6 2BP	Identified housing (permitted)	39	0.3	0	0	0						
5112	Stratford Court, School Lane, Chapel Allerton	Identified housing (permitted)	28	0.3	0	0	0						
5138	505 HARROGATE ROAD LS17	Identified housing (permitted)	6	0.3	0	0	0						
5188	13 - 17 Shaw Lane, Meanwood, Leeds, LS6 4DH	Identified housing (permitted)	31	0.3	0	0	0						
5190	Ireland Wood Social Club, Iveson Drive, Lawnswood, Leeds, LS16 6NG	Identified housing (permitted)	20	0.3	0	0	0						
3184	Former Dutton Arms (PH), Queenswood Drive	Identified housing (permitted)	9	0.2	0	0	0						
3201	The Former Lounge Cinema, North Lane, Headingley	Identified housing (permitted)	12	0.2	0	0	0						
3301	128 Wetherby Road, Roundhay, Leeds, LS8 2JZ	Identified housing (permitted)	5	0.2	0	0	0						
4058A	Land at 116 Cardigan Road, Headingley	Identified housing (permitted)	14	0.2	0	0	0						
4093	Salmon Crescent / Stanhope Drive, Horsforth	Identified housing (permitted)	7	0.2	0	0	0						
4177	Park Cottages, Leeds 8	Identified housing (permitted)	5	0.2	0	0	0						
4179	19 Shire Oak Road, LS6	Identified housing (permitted)	6	0.2	0	0	0						

4188	Former Grosvenor Casino, Harrogate Rd and Street Lane	Identified housing (permitted)	13	0.2	0	0	0						
5125	SUMMERFIELD HO OUTWOOD LN HORSFORTH	Identified housing (permitted)	7	0.2	0	0	0						
5178	Leeds Trinity University College, Brownberrie Lane, Horsforth, Leeds, LS18 5HD	Identified housing (permitted)	29	0.2	0	0	0						
HLA2701370	Long Row Horsforth	Identified housing (permitted)	7	0.2	0	0	0						
HLA2701410	Throstle Nest Villa, New Road Side	Identified housing (permitted)	8	0.2	0	0	0						
HLA2701470	Low Fold Garage, New Road Side, Horsforth, Leeds	Identified housing (permitted)	5	0.2	0	0	0						
HLA3002370	Sutherland Avenue LS8	Identified housing (permitted)	8	0.2	0	0	0						
HLA2404860	83 Cardigan Lane LS4	Identified housing (permitted)	22	0.1	0	0	0						
HLA2404950	Eden Mount LS4	Identified housing (permitted)	17	0.1	0	0	0						
HLA2602780	25-7 Bennett Road LS6	Identified housing (permitted)	8	0.1	0	0	0						
HLA2603270	45 St Michael's Lane LS6	Identified housing (permitted)	41	0.1	0	0	0						
HLA2603310	1 North Grange Mount LS6	Identified housing (permitted)	11	0.1	0	0	0						
HLA2603760	51 - 61 Otley Road And 3 - 9 North Lane, LS6	Identified housing (permitted)	14	0.1	0	0	0						
HLA2603920	8 Holly Bank, Otley Road, Headingley, Leeds, LS6 4DJ	Identified housing (permitted)	7	0.1	0	0	0						
HLA3002600	468 Harrogate Road LS17	Identified housing (permitted)	10	0.1	0	0	0						
HLA3402660	321 Chapeltown Road, Chapeltown, Leeds, LS7 3LL	Identified housing (permitted)	6	0.1	0	0	0						
HLA2701430	85 BROADGATE LANE, HORSFORTH, LEEDS, LS18	Identified housing (permitted)	5	0.1	0	0	0						
HLA3402690	3 Park Crescent, Roundhay, Leeds	Identified housing (permitted)	5	0.1	0	0	0						
HLA3402640	2 ST MARTIN'S ROAD, LEEDS, LS7 3LX	Identified housing (permitted)	5	0.1	0	0	0						

HLA3002640	467 Street Lane, Roundhay, Leeds	Identified housing (permitted)	6	0	0	0	0					
HLA2603820	GRANBY STREET, HEADINGLEY, LEEDS, LS6	Identified housing (permitted)	5	0	0	0	0					
			3819									

\*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.

## The Sequential Test

In North Leeds HMCA 3,819 dwellings can be achieved on sites within zone 1 flood risk, leaving 2,181 dwellings to be found from the 6,000 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. The one site listed in Table 3 below has a capacity of 331 dwellings. Deducting these from the 2,181 dwellings means that 1850 dwellings still need to be found from the 6,000 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. One site is listed in Table 4 and is next in the order of sequential preference. The total capacity of dwellings in this category is 53. Deducting these from the 1850 dwellings means that 1797 dwellings still need to be found from the 6,000 target.

Looking next at sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii, these are set out in Table 5 and provide for a total capacity of dwellings of 230. Deducting these from the 1,797 dwellings means that 1567 dwellings still need to be found from the 6,000 target. A number of general employment sites are in this category of flood risk, which is a less vulnerable use and therefore preferable to housing.

Finally, looking at sites with a meaningful amount of land in SFRA Zone 3aii, these are set out in Table 6 and provide for a total capacity of dwellings of 970 dwellings. Deducting 970 dwellings from the 1,797 leaves a final shortfall of 827 dwellings, which means that all the sites in North Leeds have passed the sequential test. Therefore, collectively they pass the flood risk sequential test, but need to be assessed individually in terms of the Exception Test.

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold.

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site in flood zone							
1339	Calverley Lane, Horsforth - Clariant UK Ltd LS18 4RP	Identified housing (permitted)	331	12.5	4.83	0.08	4.91	4.91	1.74	0		

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site in flood zone							
1062	Horsforth (former waste water treatment work)	Housing allocation	53	3.1	35.95	19.3	55.25	60.49	52.51		3.51	

Table 5: sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of site in flood zone							
34	Low Hall Road -Riverside Mill, Horsforth LS19	Identified housing (permitted)	82	7.9	16.89	23.49	40.38	39.94	27.21	18.86	9.29	
This site has less than the Shlaa thresholds for both Zones EA2 and EA3 but it was chosen to include this site in Table 5 because it had a higher percentage in Zone EA3												
65	Low Lane - Woodside Mill, Horsforth	Identified housing (permitted)	59	1.3	5.34	16.97	22.31	42.66	40.58			
2701510	Low Lane Horsforth	Identified employment (permitted)		1.2	1.72	12.76	14.48	57.48	49.87			
4021	Horsforth Mills, Low Lane, Horsforth	Identified housing (permitted)	89	0.7	0.54	96.41	96.95	20.37	18.66			
2404193	Former Gas Holder Station Burley Place Leeds Ls4	Identified employment (UDP)		0.5	6.96	93.04	100	99.7	94.23			
2404192	Premises Of J W Hinchliffe Scrap Yard Weaver Str	Identified employment (UDP)		0.3	8.84	91.16	100	100	89.55	6.67		

2404190	Lcc Depot Off Viaduct Road Leeds Ls4	Identified employment (UDP)		0.3	4.03	91.32	95.35	60.18	92.95			
			230									

Table 6: sites with a meaningful amount of land in SFRA Zone 3aii

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA SUM	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					<b>Proportion of site in flood zone</b>							
626	Abbey Road - Kirkstall Forge LS5	Identified mixed use (permitted)	970	17.8	0.04	88.23	88.27	59.15	86.12	45.02	9.31	
2405330	Unit 2 St Anns Mills Off Commercial Road Kirkstall	Identified employment (permitted)		0.2	0	100	100	100	100	100		

\*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA has been included in the total

### Exception Test

The sites with land in flood zone 3 (listed in Tables 5 and 6 above) which pass the sequential need to be subject to the Exception Test.

[To be completed: each site will be set out here with a plan and aerial photo and the exception test assessment. For any site with extant planning permission a qualification will be made that exemption is only on the proviso that development is carried out in accordance with the permission.]

### Surface water and other sources of flooding

The City Council keeps an up-to-date record of incidents of flooding that are non-fluvial, such as flash floods from high rainfall incidents and infrastructure breakdown. The SFRA 2007 includes a map of localised flood problems (Fig B – Local Flood Incident Overview). This information was utilised as part of the individual site assessments for all of the sites being proposed for allocation in the Site Allocations Plan and the Aire Valley Area Action Plan. Where proposed sites are known to have a history of local flood incidents, appropriate site requirements are given. The Natural Resources and Waste Local Plan has a suite of policies to ensure that development is appropriately laid out and designed to deal with flood risk.

## 5. OUTER SOUTH

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### Housing sites

This part of the flood risk sequential test looks at the sites as proposed for the Publication Draft. Previously the City Council considered flood risk for the sites under consideration at the Issues and Options stage of the Plan.

Core Strategy Spatial Policy 7 sets the distribution of housing land throughout the city. For the Outer South HMCA 2,600 dwellings are required (4% of the District wide total).

Employment sites including future office development do not have a local area based target and are assessed on a district wide basis.

### SITE ASSESSMENT

Consideration of all possible sites for each Housing Market Characteristic Area (HMCA) is presented using the following order. Firstly sites *not* proposed for allocation followed by those that are expected to make a contribution to meeting needs. These include sites “identified” and sites “proposed for allocation”. Identified sites are either UDP allocations being carried forward or sites with extant planning permission. Sites proposed for allocation are new sites.

An essential part of the sequential test involves looking at how much land of each site falls into areas of flood risk. The Environment Agency has updated their modelling since the preparation of the Strategic Flood Risk Assessment which is dated 2007. The tables below therefore refer to the Environment Agency data (27<sup>th</sup> May 2015) to establish percentages of sites falling within relevant flood zones. However, the EA data does not subdivide zone 3, so the SFRA data and subdivisions will be considered when assessing sites where all or a meaningful part of the site falls within flood zone 3. Maps illustrating the flood zone areas will use the SFRA data to highlight the further separation of flood zone 3a.

### Sites not proposed for allocation

Sites considered through the Issues and Options stage of plan preparation but that the City Council is *not* proposing to allocate are listed along with their level of flood risk. These sites have been rejected for allocation for a variety of sound planning reasons. Many sites sit outside of Leeds’ Settlement Hierarchy so are not sustainable; others posed unacceptable harm in terms of impact on the Green Belt or other interests of importance. These sites are listed in Table 1, and are only subject to further analysis where the HMCA housing target cannot be met on sites or parts of sites that do not flood. For each HMCA, sites not allocated for employment or housing that have a meaningful proportion of site area in flood zones EA2 and/or EA3 are listed first. Such sites have no sequential advantage over sites that are being proposed for allocation, so can be discounted. The remainder of the sites not being allocated have low or no flood risk. The reasons for these sites not being allocated are appraised to see if the need to avoid use of sites that flood might be overriding. In the case of the Outer South HMCA, the reason for the sites not being allocated in low/zero flood risk (Zone EA1 or inconsequential amounts of Zones EA2 and 3) is that they are no longer available for development. Hence, there is no opportunity to consider bringing forward any of these sites instead of proposed sites that do have flood risk.

The next part of this assessment concentrates on sites that are being counted on for delivery of housing or employment to meet the Core Strategy targets.



Table 1: List of sites not proposed for allocation

Site Ref	Address	Status	Sieved Out	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI	
						<b>Proportion of site within flood zone</b>								
1225A	Pinfold Lane (land west of), Mickletown	Not allocated as housing		471	20.9	46.6	50.08	96.68	100	97.17				
Sufficient PAS elsewhere in other HMCA's and also conflicts with Natural Resources and Waste Local Plan.														
1223	Watergate (land north of), Methley	Not allocated as housing		168	7.4	2.49	93.99	96.48	100	100				
Green Belt site. Large site, could set precedent for further sprawl if developed. Highways concerns raised over accessibility.														
1225B	Pinfold Lane (land west of), Mickletown	Not allocated as housing		586	26	29.7	63.63	93.33	99.94	97.46				
Green Belt site. Large site not in keeping with the surrounding urban area and settlement pattern of Methley. Development would cause merging of Mickletown with Methley.														
MXD00052	Site of Glenoit & Minerva Mills, Aberford Road, Oulton	Not allocated for mixed use		0	2.3	9.77	78.46	88.23	88.07	70.67		1.35		
2107A	Fleet Lane, Woodlesford, LS26	Not allocated as housing		164	6.2	18.88	31.28	50.16	50.75	26.04		11.11		
Green Belt site. Development would constitute urban sprawl, unrelated to the existing settlement. Highways concerns: no highway frontage and poor accessibility. Site would be affected by HS2 rail line proposals.														
2107B	Fleet Lane, Woodlesford, LS26	Not allocated as housing		178	6.8	1.52	43.91	45.43	38.01	34.3	0.03	18.98		
Green Belt site. Development would constitute urban sprawl, unrelated to the existing settlement. Highways concerns: no highway frontage and poor accessibility. A large part of the site is heavily wooded. Site would be affected by HS2 rail line proposals.														
4222D	Land between Fleet Lane & Methley Lane Oulton	Not allocated as housing		184	7	0.75	10.14	10.89	8.29	7.61				
Greenbelt Site. Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.														
3465	Leadwell Lane, Rothwell	Not allocated as housing	y	33	1.1	2.44	5.96	8.4	7.23	4.56				
Not within Settlement Hierarchy.														
1050	Westfield Road (land off), Robin Hood, near Rothwell WF3	Not allocated as housing		129	5.7	0.32	3.56	3.88	3.59	3.19				

Green Belt site. The site proposed is large in scale and does not connect well to the built up area. Development on this site would result in significant sprawl into the Green Belt in relation to the size of the settlement.													
2104	Leeds Road, Lofthouse WF3	Not allocated as housing		0	11.8	0	0.47	0.47	0.54	0.46			
Green Belt site. Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt. There is a Local Nature Area in the northern section. The southern section is also reserved for a potential new school site in the existing UDP. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.													
1006	Wakefield Road , Rothwell	Not allocated as housing	y	59	2.3	0	0	0					
Site not within the settlement hierarchy.													
1030	Green Lane, Lofthouse, Wakefield (known as Pymont Farm)	Not allocated as housing		70	3.1	0	0	0					
Sieved out Green Belt site. The site has links to the urban area. Access would need to be provided through an existing dwelling, as the southern access is not wide enough. There is also a pylon in the centre of the southern field which would restrict development potential in this area.													
1249	Junction 30 M62 (land off), Rothwell and Oulton LS26	Not allocated as housing	y	1885	83.8	0	0	0					
Large Greenbelt Site. Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.													
1259A	Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 OJY	Not allocated as housing		139	5.3	0	0	0					
Green Belt site. Land to the north of Rothwell. The site does not relate to the existing settlement pattern and development would constitute urban sprawl.													
1335	Mill Pit Lane, Rothwell LS26	Not allocated as housing		125	4.9	0	0	0					
Green Belt site to the north of Rothwell. Development would be unrelated to the existing settlement pattern and constitute urban sprawl.													
1355	Wood Lane (r/o 26-32), Rothwell	Not allocated as housing		32	0.7	0	0	0					
Green Belt site, conservation area, an area of proposed open space (N5 on the existing UDP, see also greenspace section page 21, question G8) and a local nature area. An ancient monument is situated to the south west of site.													
1365B	Swithens Lane, Rothwell, Leeds LS26 OBS	Not allocated as housing		122	6.6	0	0	0					
Green Belt site. Development would be unrelated to the existing settlement pattern and set a precedent for sprawl.													
2103	Copley Lane Allotments, Robin Hood WF3	Not allocated as housing		14	0.5	0	0	0					

The site covers the northern section of protected allotment (N1A) land on the UDP. As such housing development is not considered to be appropriate. Highway concerns re access. See also greenspace section, page 22, question G9.													
2110	Rothwell Sports Centre, Oulton LS26	Not allocated as housing	y	208	7.9	0	0	0					
Site not in Settlement Hierarchy.													
3012	Iveridge Hall, Oulton	Not allocated as housing	y	29	1.1	0	0	0					
Not within Settlement Hierarchy.													
3080	Wood Lane, Rothwell	Not allocated as housing		35	1.1	0	0	0					
Green Belt site. Isolated site, unrelated to the existing settlement pattern. Development could set a precedent for urban sprawl.													
3081A	Robin Hood West	Not allocated as housing		0	14.2	0	0	0					
Site is not required to meet the housing numbers due to local preference for alternative sites. There is a possibility for a 2FE primary school on the site.													
3084	Cemetery Lane, Lofthouse	Not allocated as housing		156	6.9	0	0	0					
Green Belt site. Not connected to the urban area, no defensible boundary. Development would constitute urban sprawl.													
3085	308 Leeds Road, WF3	Not allocated as housing		234	10.4	0	0	0					
Greenbelt Site, potential for further sprawl to the north.													
3093	Eshald Lane, Woodlesford	Not allocated as housing		41	1.3	0	0	0					
Green Belt site adjacent to N1 greenspace on the existing UDP. No definable boundary. The site is heavily wooded. It is considered that development would compromise the setting of the green space and be unrelated to the existing settlement pattern.													
3318	Land off Wood Lane	Not allocated as housing		48	1.6	0	0	0					
Protected allotment (N1A) land on the existing UDP.													
3444	Wood Lane Allotments, Rothwell, Leeds	Not allocated as housing		15	0.5	0	0	0					
Protected allotment (N1A) land on the existing UDP.													
3445B	Land at Leadwell Lane, Robin Hood	Not allocated as housing		111	4.2	0	0	0					
Green Belt site, unrelated to the existing settlement pattern. Development would reduce the Green Belt gap between Rothwell and Robin Hood.													
4171	Rothwell 4x4 Centre, Wakefield Road	Not allocated as housing		424	16.1	0	0	0					
Large Greenbelt Site. Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.													
4231	Wakefield Road, Rothwell	Not allocated as housing	y	62	2	0	0	0					

Site not within the settlement hierarchy.												
5153	Land south of Barnsdale Road Methley	Not allocated as housing		85	3.8	0	0	0	31.86	0.12		
Greenbelt Site. Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.												

“Please note that the dwelling capacities in Table 1 relate to the entire site, including any overlaps with adjoining HMCAs”

## **Sites contributing to meeting needs**

### **Sites with low flood risk – zone 1**

These are sites that are identified and proposed for allocation. Of these sites, those that have low flood risk are listed in Table 2; this zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Table 2 allows the total quantity of development achievable in areas of low flood risk during the plan period (2012 – 2028) to be calculated.

It should be noted that sites that have less than 2% of their area in flood zone 2, flood zone 3 or a combination are included in Table 2. This is because in most cases such small areas of flood risk could be eliminated by a re-draft of the site boundary. Nevertheless, development of these sites must be subject to careful layout and design to avoid placing vulnerable development over the small areas of high flood risk and to ensure development on low flood risk areas of land does not exacerbate the risk of flooding on adjacent land.

The majority of plan period sites within the Outer South HMCA are within flood zone 1. In total these sites can deliver 1850 dwellings of the 2,600 dwellings needed according to the Core Strategy. This provides the basis for the sequential test, meaning that although the Outer South HMCA experiences flood risk from two rivers – the Aire and the Calder, development on land of higher flood risk may be justified for allocation as insufficient housing land is available in the HMCA on land of lower flood risk.

**Table 2: Sites within flood zone 1.**

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					Proportion of land within the flood zone							
2129B	Mickletown Road Methley	Identified housing (permitted)	181	9.5	0.64	0	0.64	9.12	1.17			
1261_4220	Church Farm Lofthouse	Housing allocation	188	8	0	0.01	0.01	0				
HLA2202010	Marsh Street, Rothwell	Identified housing (permitted)	6	0	0	0	0					
HLA2201950	Swithin Street Rothwell	Identified housing (permitted)	8	0.1	0	0	0					
HLA2202260	The Chapel, Calverley Road, Oulton	Identified housing (permitted)	8	0.1	0	0	0					
3300	Former White Hart Hotel, 40 Church Street, Woodlesford, Leeds	Identified housing (permitted)	7	0.2	0	0	0					
2129A	Mickletown Road Methley	Identified housing (permitted)	6	0.3	0	0	0					
5129	Sharp Lane, Robin Hood	Identified housing (permitted)	9	0.3	0	0	0					
5101	Woodland Hotel, Wood Lane, Rothwell, Leeds LS26 0ph	Identified housing (permitted)	12	0.4	0	0	0					
507	Main Street, Carlton	Identified housing (UDP)	15	0.5	0	0	0					
523	Pinfold Lane, Methley WMC, Methley	Identified housing (permitted)	6	0.5	0	0	0	100				
5149	China Red Dragon, 3 Wakefield Road, Oulton	Identified housing (permitted)	74	0.6	0	0	0					
136	Alma Villas (site at), Woodlesford LS26 8PW	Housing allocation	12	0.7	0	0	0					
4082	Windlesford Green Hostel, Woodlesford	Housing allocation	26	0.7	0	0	0					

4192	Land At Shayfield Lane, Carlton, WF3	Identified housing (permitted)	14	0.7	0	0	0					
129A	Main Street and Pitfield Road, Carlton, Wakefield	Housing allocation	36	1.1	0	0	0					
3088	Westgate Lane, Lofthouse	Housing allocation	31	1.1	0	0	0					
133	Royds Green - Royds Green Farm, Oulton LS26 8EZ	Identified housing (permitted)	7	1.2	0	0	0					
130	Aberford Road (77/79), Oulton LS26 8HS	Housing allocation with mixed uses	50	1.3	0	0	0					
1035	Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT	Housing allocation	40	1.3	0	0	0					
519	Holmsley Lane - Langdale PS, Woodlesford	Identified housing (permitted)	3	1.6	0	0	0					
269	Little Church Lane, Methley Infants School, Methley	Identified housing (permitted)	12	1.7	0	0	0	35.55				
3445A	Land at Leadwell Lane, Robin Hood	Housing allocation	60	2.3	0	0	0					
135	Leeds Road - Lofthouse Hall, Lofthouse WF3	Identified housing (permitted)	8	2.9	0	0	0					
1359	Wood Lane - Rothwell Garden Centre LS26	Housing allocation	52	3.2	0	0	0					
1365A	Swithens Lane, Rothwell, Leeds LS26 OBS	Housing allocation	136	3.2	0	0	0					
499	Aberford Road, Woodlesford	Identified housing (UDP)	21	3.2	0	0	0					
335	Royds Lane (land off), Rothwell	Identified housing (permitted)	90	3.7	0	0	0					
1259B	Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY	Housing allocation	154	8.1	0	0	0					
1049_1058	Haighside Rothwell	Housing allocation	578	22	0	0	0					
			<b>1850</b>									

\*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA have been added to the total.



## The Sequential Test

In the Outer South HMCA 1850 dwellings can be achieved on sites within zone 1 flood risk, leaving 750 dwellings to be found from the 2,600 target.

Looking next at sites that contain small quantities of land that floods (a combination of EA Zone 2 and Zone 3), if the quantity is smaller than the standardised area assumed to be undevelopable for housing (ie the gross site area less the net developable area) but needed for roads, landscaping, greenspace etc, these are sequentially preferable than sites with meaningful amounts of Flood Zone 2 land. These sites have been individually checked to ensure that the location of and size of areas of flood would not preclude development of the assumed dwelling capacity. These sites are listed in Table 3 below, which provides a capacity of 399 dwellings. Deducting these from the 750 dwellings means that 351 dwellings still need to be found from the 2,600 target.

Looking next at sites that have meaningful amounts of land in EA Zone 2 but not in Zone 3, this means at least 10% of the area of sites of 0.4 – 2ha in size and at least 25% of sites of more than 2ha. These are effectively Zone 2 sites. In Outer South there are no sites that qualify so Table 4 is left blank, and no EA Zone 2 sites can be deducted from the 351 dwellings needed to meet the 2,600 target.

Looking next at sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii, these are set out in Table 5 and provide for a total capacity of dwellings of 107. Deducting these from the 351 dwellings means that 244 dwellings still need to be found from the 2,600 target. Please note that the site at Main St, Micklefield (5128) where EA data recorded a higher area of zone 3 than the SFRA data, which had zero flood risk for zones 3ai and 3aii. This was changed to include the EA zone 3 percentages in SFRA Zone 3ai and the residual in SFRA Zone 2.

Finally, looking at sites with a meaningful amount of land in SFRA Zone 3aii, these are set out in Table 6 and provide for a total capacity of 41 dwellings from one site. Deducting 41 dwellings from the 351 leaves a final shortfall of 310 dwellings which means that all the sites in Outer South have passed the sequential test. Therefore, collectively they pass the flood risk sequential test, but need to be assessed individually in terms of the Exception Test.

Table 3: sites where combined EA2 & EA3 area of flood risk is less than the SHLAA net development threshold.

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
					<b>Proportion of site within flood zone</b>							
334	Fleet Lane (land off), Oulton	Identified housing (permitted)	77	3.4	2.32	12.59	14.91	10.63	8.3			
4222A_B_C	Land between Fleet Lane & Methley Lane Oulton	Housing allocation	322	14.9	1.3	8.09	9.39	7.82	6.35			
			<b>399</b>									

Table 4: sites with a meaningful amount of land in EA Zone 2 flood risk, but not in EA Zone 3

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
No sites qualify												

Table 5: sites with a meaningful amount of land in SFRA Zone 3ai, but not in SFRA Zone 3aii

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
5128	Main Street Mickletown	Identified housing (UDP)	10	0.3	7.8	92.2	100	7.8	92.2			
515	Main Street, former Bay Horse Public House, Methley	Identified housing (permitted)	2	0.5	0	100	100	100	77.04			
289	Main Street, Hunts Farm, Methley	Housing allocation	25	1.2	3.38	53.66	57.04	96.06	39.3			
143	Aberford Road - site of Glenoit and Minerva Mills, Oulton	Housing allocation	70	2.3	9.77	78.46	88.23	88.07	70.67		1.35	
			<b>107</b>									

Please note that Site 5128 EA data recorded higher area of zone 3 than the SFRA data, which had zero flood risk for zones 3ai and 3aii. This was changed to include the EA zone 3 percentages in SFRA Zone 3ai and the residual in SFRA Zone 2.

Table 6: sites with a meaningful amount of land in SFRA Zone 3aii

Site Ref	Address	Status	Units	Ha	EA2	EA3	EA2+3	SFR 2	SFR 3ai	SFR 3aii	SFR 3b	RI
498	Pottery Lane, Woodlesford	Identified housing (UDP)	41	1.4	6.35	87.06	93.41	43.95	86.87		66.67	

\*Sites which fall in two or more HMCAs, only the capacity for the area within this HMCA has been included in the total

### Exception Test

The sites with land in flood risk zone 3 (listed in Tables 5 and 6 above) which pass the sequential need to be subject to the Exception Test.

[To be completed: each site will be set out here with a plan and aerial photo and the exception test assessment. For any site with extant planning permission a qualification will be made that exemption is only on the proviso that development is carried out in accordance with the permission.]

### Surface water and other sources of flooding

The City Council keeps an up-to-date record of incidents of flooding that are non-fluvial, such as flash floods from high rainfall incidents and infrastructure breakdown. The SFRA 2007 includes a map of localised flood problems (Fig B – Local Flood Incident Overview). This information was utilised as part of the individual site assessments for all of the sites being proposed for allocation in the Site Allocations Plan and the Aire Valley Area Action Plan. Where proposed sites are known to have a history of local flood incidents, appropriate site requirements are given. The Natural Resources and Waste Local Plan has a suite of policies to ensure that development is appropriately laid out and designed to deal with flood risk.