



# **AIRE VALLEY LEEDS AREA ACTION PLAN**

## **Leeds Local Development Framework**

**Development Plan Document**

**Housing (including Gypsies, Travellers and Travelling  
Show People) Background Paper Submission Addendum**

**September 2016**

<b>Contents</b>	<b>Page</b>
1. Introduction	2
2. AVLAAP – Comparison against Core Strategy Policy	3
3. The Sustainability Assessment (SA) Of Sites	5
4. Flood Risk Sequential and Exception Test	5
5. Brownfield/Greenfield Mix	6
6. Sites for Older Persons Housing/Independent Living	6

## **Appendices**

Appendix 1 Aire Valley Leeds Area Action Plan - Updated Site Schedules

Appendix 2 Map showing location of housing sites and alternative  
Options assessed

## **1. INTRODUCTION**

- 1.1 In September 2015, a Housing Background Paper (including Gypsies, Travellers and Travelling Showpeople) was prepared to accompany the Publication Draft Site Allocations Plan (SAP) and Aire Valley Leeds Area Action Plan (AVLAAP). Consultation on the plans was undertaken in September to November 2015. 61 representations were received to the AVLAAP. A number of representations raised issues relating to the soundness and legal compliance of the plan.
- 1.2 In response to the representations received on the AVLAAP, the Council has proposed a number of pre-submission changes to address matters relating to the soundness of the plan. The Report of Consultation into the AVLAAP Publication Draft summarises the responses and Leeds City Council's actions as a result. In addition the Council is proposing other changes to correct errors and to update factual information in the plan. These proposed changes have led to a need to update the information in the Housing Background Paper. This addendum provides that update (for the AVLAAP only) and should be read in conjunction with the Publication Draft Housing Background Paper September 2015.
- 1.3 An updated schedule of housing sites and alternative options assessed (Appendix 1) and a map showing the location of the sites (Appendix 2) are set out in the appendices to this Addendum.
- 1.4 At Publication stage of the AVLAAP there were no sites identified as suitable for Gypsies, Travellers or Travelling Showpeople. This remains the case.

## 2. AVLAAP – COMPARISON AGAINST CORE STRATEGY POLICY

- 2.1 Table 1 of the Housing Background Paper shows the housing distribution by Housing Market Characteristic Area (HMCA). The table below shows the changes in distribution between the Publication Draft and the Pre-submission changes and the resulting difference for those HMCAs which fall within the AVLAAP area.
- 2.2 The ‘identified housing sites’ are sites from previous UDP allocations or planning permissions with units still to be built or sites with a recently expired permission. These are shown in the 2<sup>nd</sup> column below and count towards the housing target. The final column shows that the pre-submission changes will lead to an overall increase in total supply across the HMCAs in the AVLAAP area.

**Table 1: Housing Distribution by Housing Market Characteristic Area (HMCA)**

HMCA	AAP version	Existing supply ‘identified sites’	Proposed allocations	Total supply housing
<b>City Centre</b>	Publication Draft	457	2,002	2,459
	Pre-submission changes	457	2,812	3,269
	Difference	0	+810	+810
<b>East Leeds</b>	Publication Draft	11	3,317	3,328
	Pre-submission changes	11	2,620	2,631
	Difference	0	-697	-697
<b>Inner Area</b>	Publication Draft	1,372	671	2,043
	Pre-submission changes	1,691	359	2,050
	Difference	+319	-312	+7
<b>Total</b>	Publication Draft	1,840	5,990	7,830
	Pre-submission changes	2,159	5,791	7,950
	Difference	+319	-199	+120

- 2.3 Table 2 below shows how the targets meet the settlement hierarchy distribution in Core Strategy Policy SP7. The table provides an update showing the Aire Valley contribution according to the pre-submission changes. Site AV111 Skelton Gate contributes to both Main Urban Area Infill and Main Urban Area Extension.

**Table 2: Housing Distribution by Settlement Hierarchy**

Level	Type	Publication Draft capacity	Pre-submission changes capacity
City Centre	Infill	2,459	3,229
Main Urban Area	Infill	4,624	3,934
Main Urban Area	Extension	747	747

- 2.4 Table 3 below provides a summary of how the Aire Valley Leeds Area Action Plan will meet the target for the Aire Valley set out in Core Strategy Spatial Policy 5 (SP5) and shows how the supply is changed by the pre-submission changes.

**Table 3: Housing sites and proposed allocations in Aire Valley Leeds in comparison to the Core Strategy requirement**

AAP version	Core Strategy Housing target	Existing supply 'identified sites'	Proposed allocations	Total supply housing	+ / - target
Publication Draft	6,500 (minimum)	1,840	5,990	7,830	1,330
Pre-submission changes		2,159	5,791	7,950	1,450
Difference	-	+319	-199	+120	-

- 2.5 The number of dwellings identified and allocated in the Submission draft AVLAAP exceeds the minimum target by 1,450 dwellings. The sites that are affected by these changes are:

**AV117 Land North of St Hilda's Crescent, Cross Green**

This is a new site that has come forward and is contributing 7 dwellings to the Inner Area HMCA and 'Main Urban Area – Infill' targets.

**AV33 Low Fold**

Site AV33 is a former UDP allocation for employment use that now has planning permission for housing use. The capacity of 312 units has therefore been moved from the 'Proposed Allocation' category and added to the 'Identified Sites' category.

**AV94 South Bank Planning Statement Area**

The Publication Draft Plan estimated the capacity for AV94 Tetley Brewery site as 830 new homes. The owner of the site has indicated that the standard housing capacity for their site is likely to be too low and have suggested an increase. This site is the main area of development within the South Bank Planning Statement Area and therefore the pre-submission changes include an increase in the capacity of the South Bank Planning Statement Area to 1,635 dwellings. As a result this increase the number of dwellings proposed in the City Centre HMCA

**AV111 Skelton Gate**

In the Publication Draft Plan Skelton Gate site is proposed as a major housing allocation for around 2,600 dwellings. The site is split into two separate landholdings. The promoters of both parcels of land submitted separate representations to the draft AAP which indicate that the scale of housing identified in the plan is not deliverable, as follows:

- Templegate, owner of the majority of the site, support the housing allocation but suggest that the assumed capacity is too high. Their detailed masterplanning work has identified parts of the site which cannot be developed for housing predominantly related to; ground conditions, flood risk along Colton Beck and the need for an appropriate buffer to mitigate motorway noise.
- The other parcel of land (approx. 11 hectares) is controlled by Extra, who are proposing the site for a motorway service area (MSA). Their submission objects to their land being included in the allocation. They state the site is not available or achievable for housing because they will not deliver it within the plan period and have requested their land is excluded from the housing allocations and allocated for a MSA in support of their proposal.

The pre-submission changes therefore take account of these representations and reduce the capacity of the allocation to 1,801 dwellings.

#### **AV40 Bridgewater Road (North)**

The Publication Draft Plan estimated the capacity for this site as 425 new homes. The owner of the site has indicated that the standard housing capacity for their site is likely to be too low and have suggested an increase. Therefore the pre-submission changes include an increase in the capacity to 546 dwellings.

### **3. THE SUSTAINABILITY ASSESSMENT (SA) OF SITES**

Sustainability appraisal has been carried out alongside preparation of the Plan. A report is available into the SA of the Publication Draft version of the Plan. Further SA has been carried on the pre-submission changes that are proposed to the Plan and the results of this are available in the AVLAAP Sustainability Appraisal Submission Draft Addendum, September 2016. The Addendum also includes the update to the screening under the Habitats Regulations.

### **4. FLOOD RISK SEQUENTIAL AND EXCEPTION TEST**

Further updates to the flood risk background paper can be found in the Flood Risk Background Paper Addendum, September 2016. This report takes into account representations received from the Environment Agency and also considers the impact of the flooding that occurred on Boxing Day 2015.

## 5. BROWNFIELD/GREENFIELD MIX

The brownfield/greenfield mix proposed is shown in paragraph 5.1 of the Housing Background Paper. This information is updated in Table 4 below.

**Table 4: Greenfield/brownfield split across HMCAs in the AVLAAP**

<b>HMCA</b>	<b>AAP version</b>	<b>Greenfield capacity</b>	<b>Brownfield capacity</b>
City Centre	Publication Draft	195	2,264
	Pre-submission changes	195	3,074
	Difference	0	+810
East Leeds	Publication Draft	2,892	436
	Pre-submission changes	2,074	557
	Difference	-818	+121
Inner Area	Publication Draft	102	1,941
	Pre-submission changes	102	1,948
	Difference	0	+7
Total	Publication Draft	3,189	4,641
	Pre-submission changes	2,371	5,579
	Difference	-818	+938

This shows that the pre-submission changes result in a greater use of brownfield land and therefore the changes overall are positive in helping to achieve the core strategy target for providing more development on previously developed land for the first 5 years of the plan.

## 6. SITES FOR OLDER PERSONS HOUSING/INDEPENDENT LIVING

A number of sites in the Publication Draft Plan have been identified as suitable for older persons housing / independent living (see section 7 of the Housing Background Paper for further details). Where these sites are also in a high flood zone then a pre-submission change is proposed so that they are no longer being identified as suitable for older persons housing/ independent living because on-site design measures to such sites are likely to impede the achievement of a level access.

Appendix 1 Aire Valley Leeds Area Action Plan - Updated Site Schedules



# City Centre

## Housing allocation

Plan Ref	Address	Area ha	Capacity	Settlement Hierarchy	Green/Brown	Reason
AV20	Yorkshire Ambulance Station, Saxton Lane	0.6	<b>95</b>	City Centre Infill	Brownfield	Suitable for housing. Sustainable location on the edge of the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). Submission by site owner indicates that the existing use (ambulance station) will be relocated during the plan period and the site will become available for development.
AV22	Former Richmond Inn, Upper Accommodation Road	0.4	<b>10</b>	City Centre Infill	Brownfield	Suitable for housing. Cleared brownfield site in sustainable central location close to the city centre. Accords with Core Strategy spatial strategy (Policies SP1 & SP6).
<b>Housing allocation total:</b>			<b>105</b>			

## Identified housing

Plan Ref	Address	Area ha	Capacity	Settlement Hierarchy	Green/Brown	Reason
AV19	Marsh Lane / Saxton Lane	0.2	<b>80</b>	City Centre Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV25	Richmond Street / Flax Place	0.5	<b>195</b>	City Centre Infill	Greenfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV26	The Gateway, Marsh Lane	1.8	<b>110</b>	City Centre Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV27	Former Leeds College of Technology, East Street	0.2	<b>39</b>	City Centre Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV39	East Street Mills	0.5	<b>7</b>	City Centre Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
<b>Identified housing total:</b>			<b>431</b>			

# City Centre

## Mixed use allocation

Plan Ref	Address	Area ha	Capacity	Settlement Hierarchy	Green/Brown	Reason
AV7	Former Yorkshire Chemicals North West, Black Bull St	0.3	<b>53</b>	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8). Brownfield site which is cleared, vacant and available.
AV9	Hunslet Lane, Evans Halshaw Garage	2.4	<b>191</b>	City Centre Infill	Brownfield	Suitable for mixed use development including housing. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). Site is currently occupied by a car dealership but has been subject to earlier discussions to consolidate current activities on the site and release part of site for development for other uses. Assumed that half the site will become available within the plan period. The site has passed the flood risk sequential and exception tests, subject to development being undertaken in accordance with the requirements set out in the exception test.
AV12	Armouries Drive, Carlisle Road	1.4	<b>114</b>	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8).
AV13	Clarence Road/Carlisle Road	0.2	<b>15</b>	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8).
AV14	Hydro Works, Clarence Road	1.6	<b>105</b>	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Brownfield site which is cleared, vacant and available. Offices can provide a buffer use between housing and the glass manufacturing plant to the south west of the site. The site has previously had a planning permission for a mixed use scheme which included housing and offices. As the site lies in a sustainable location on the edge of the city centre it is considered it accords with the Core Strategy spatial development strategy (Policies SP1, SP2, SP5 and SP8).
AV15	Sayner Lane / Clarence Road	1.4	<b>94</b>	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Brownfield site which is cleared, vacant and available. Offices can provide a buffer use between housing and the glass manufacturing plant to the south of the site. The site has previously had a planning permission for a mixed use scheme which included housing and offices. As the site lies in a sustainable location on the edge of the city centre it is considered it accords with the Core Strategy spatial development strategy (Policies SP1, SP2, SP5 and SP8).
AV16	Sayner Lane / Carlisle Road	1.4	<b>90</b>	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Brownfield site which is cleared, vacant and available. Offices can provide a buffer use between housing and the glass manufacturing plant to the south of the site. As the site lies in a sustainable location on the edge of the city centre it is considered it accords with the Core Strategy spatial development strategy (Policies SP1, SP2, SP5 and SP8).
AV17	Braime Pressings, Hunslet Lane	2.3	<b>121</b>	City Centre Infill	Brownfield	Suitable for mixed use development including housing. Sustainable location on the edge of the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). The site is occupied by the Braime Pressings but has been submitted by the landowner for consideration as a potential housing site and it is expected that the site will become available during the plan period. There is known to be interest to develop part of the site for a university technical college but this would not be incompatible with housing on other parts of the site. Parts of the building are Grade II listed and this will need to be retained. The site has passed the flood risk sequential and exception tests, subject to development being undertaken in accordance with the requirements set out in the exception test.
AV18	Marsh Lane	3.7	<b>289</b>	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Sustainable location on the edge of the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8). Brownfield site which is mainly vacant and underused with rear part of site occupied by rail sidings. Front (western) part of site is available now, with an expectation that whole site will become available during the plan period.

# City Centre

<b>Mixed use allocation total:</b>	<b>1072</b>
------------------------------------	-------------

## Identified mixed use

Plan Ref	Address	Area ha	Capacity	Settlement Hierarchy	Green/Brown	Reason
AV5	Indigo Blu, Crown Point Road	0.1	<b>26</b>	City Centre Infill	Brownfield	Site with current or recently expired planning permission. Principle of office development (within mixed use scheme) accepted.
<b>Identified mixed use total:</b>			<b>26</b>			

## South Bank PSA Allocation

Plan Ref	Address	Area ha	Capacity	Settlement Hierarchy	Green/Brown	Reason
AV94	South Bank Planning Statement Area	19.5	<b>1635</b>	City Centre Infill	Brownfield	Suitable for mixed use development including offices. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1, SP2 and SP8). Site is part vacant and part occupied by existing commercial uses (some of which are likely to remain throughout the plan period). There is also uncertainty of the availability of parts of the site as a result of HS2 route and station proposals currently shown within part of the site at New Lane (consultation document published January 2013). The location of the HS2 station remains under review and the scheme is subject to approval by parliament. Given the potential of the area to bring forward development but also the uncertainties created by HS2 proposal and the need for some flexibility, the area covered by the existing South Bank Planning Statement (adopted 2011) is identified as one site. The AAP identifies appropriate uses which include housing, alongside office uses, the proposed City Park and other town centre uses. The capacity of the site is based only on the land expected to become available for redevelopment within the plan period (mainly on the former Tetleys Brewery site to the east of the wider area).
<b>South Bank PSA Allocation total:</b>			<b>1635</b>			

## Not allocated for housing

Plan Ref	Address	Area ha	Capacity	Settlement Hierarchy	Green/Brown	Reason
n/a	Former Yorkshire Chemicals East, Black Bull St	1.7	<b>138</b>	City Centre Infill	Brownfield	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.
n/a	New Hope Church, Saxton Lane	0.5	<b>73</b>		Brownfield	Occupied site - not available for development.
n/a	Dransfield House, Mill Street	0.8	<b>241</b>		Brownfield	Occupied site - not available for development.
<b>Not allocated for housing total:</b>			<b>452</b>			

# East Leeds

## Housing allocation

Plan Ref	Address	Area ha	Capacity	Settlement Hierarchy	Green/Brown	Reason
AV38	Former Copperfields College site	10.3	<b>273</b>	Main Urban Area Infill	Greenfield	Suitable for housing. Sustainable location on the edge of the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). Former cleared school site. It is expected that the site will become available during the plan period. There is a shortage of primary school places in the area and part of the site will be retained for provision of a new 2FE primary school to the south of this site. Protected playing pitch to the north. Identified need for a local food store which could be accommodated on this site. Site requirements to mitigate loss of green space not incorporated within site redevelopment.
AV40	Bridgewater Road North	11.2	<b>546</b>	Main Urban Area Infill	Brownfield	Suitable for housing. Brownfield site which is mostly cleared and vacant except for an aggregate processing plant located towards the northern part of the site. For the site to be suitable for housing development the aggregates plant will need to be relocated. A site has been identified in the NRW Local Plan to the immediate south of the site for rail related aggregates uses which could provide an alternative location for the aggregates plant and therefore it is expected that the site will become available for housing within the plan period. The location of the site within walking distance of the city centre is generally sustainable but requires provision of better pedestrian and cycling links across the river in order to create suitable access to the nearest shopping, school and health facilities in Hunslet. The site contains some important wildlife habitats along the river which will need to be retained where possible. An appropriate buffer to existing and proposed industrial uses to the south and east of the site will be required. The part of the site location in Flood Zone 2 has passed the flood risk sequential test whilst development on the small area of the site located within Flood Zone 3 can be avoided. Overall the site accords with the Core Strategy spatial development strategy (Policies SP1 and SP6).
AV111	Skelton Gate	99.3	<b>1801</b>	Main Urban Area Infill	Greenfield	Suitable for housing. Site includes an existing UDP employment allocation (71 ha) to the north and a further area of Green Belt land to the south (28 ha). Part of the allocated site has a longstanding planning permission (approved in 2005) for a business park and ancillary facilities which has not been brought forward to date. Given the employment land target for AVL has been met by other sites identified in the plan, it is appropriate to consider the site for housing as the scale of the site can make a significant contribution towards meeting the housing targets for AVL (Core Strategy Spatial Policy 5) and the East Area HMCA (SP7). The site is considered appropriate and deliverable for housing development (consistent with Core Strategy Spatial Policies 1 & 6) subject to the provision of the necessary infrastructure to support a sustainable community. Whilst the sustainability appraisal identifies a number of negative effects of the site it is considered these can be suitably mitigated. The site is not currently accessible by public transport or to existing schools, local shops and health facilities in accordance with the Core Strategy standards but the development is of a scale that would support on-site services and facilities. These are set out as specific site-requirements in the plan. The sustainability of the site is dependent on the development meeting these requirement which include provision of a through school, local centre and public transport services to the site. The site has a small area of land within higher flood risk zones but passes the flood risk sequential test on the basis that area of higher flood risk can be incorporated in the site's green space requirements and does not need to be developed. The Green Belt assessment indicates that the loss of Green Belt would have a limited impact on overall Green Belt objectives because the land is relatively self-contained by the river and a landfill site and would not lead to the merging of settlements or further encroachment into the countryside. In addition incorporating this additional Green Belt land increases the scale of development which will help to support new facilities and enhance the sustainability of the overall development.
Housing allocation total:			<b>2620</b>			

# East Leeds

## Identified housing

Plan Ref	Address	Area ha	Capacity	Settlement Hierarchy	Green/Brown	Reason
AV112	RocheFord Court, Pepper Road	0.3	<b>11</b>	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
<b>Identified housing total:</b>			<b>11</b>			

## Not allocated for housing

Plan Ref	Address	Area ha	Capacity	Settlement Hierarchy	Green/Brown	Reason
n/a	Former Power Station, Skelton Grange	44	<b>880</b>		Brownfield	Western part of site is allocated as a strategic waste site in the NRWLP so cannot be allocated for housing. Eastern part of site is not suitable for housing uses as these would potentially be immediately adjacent to a major waste use. Also suitability issues relating to ground conditions, access, accessibility to local services. Site preferred for employment uses.
n/a	Haigh Park Road, Stourton	38.1	<b>1144</b>		Brownfield	<p>Two areas of the site are proposed for canal wharf allocations / safeguarded sites in the NRWLP so cannot be allocated for housing. The Stourton area is also proposed as an area of search for an intermodal freight area in the NRWLP which is inconsistent with a housing use. With respect to the site's suitability for housing the following are also identified as significant constraints:</p> <ul style="list-style-type: none"> <li>•Location within an existing established industrial area surrounded by heavy industrial uses. <ul style="list-style-type: none"> <li>•Contaminated land and costs of remediation for housing end use.</li> <li>•Potential odour nuisance from Knostrop waste water treatment works.</li> <li>•Poor accessibility to access schools, shopping and health facilities.</li> </ul> </li> </ul> <p>The majority of the site is within the highest risk flood zone (Flood Zone 3Aii) but scores negatively overall in the sustainability appraisal of sites which accompanies the draft AAP unlike the proposed allocations within the same flood risk zone. Vacant parts of site preferred for employment use</p>
n/a	Temple Green (wider site)	113.5	<b>2000</b>		Greenfield	<p>Majority of site now within the Leeds City Region Enterprise Zone with permission for employment development. Early phases of development have begun including proposal for a 1,000 space park &amp; ride facility. Part of site is allocated for a strategic waste site within the NRWLP. Presence of adjoining Knostrop WWTW and strategic waste allocations and impact on residential amenity and costs of remediation on parts of the site mean that large parts of the site are unsuitable and/or deliverable for housing within the plan period. Preferred for employment uses on basis of existing planning permission, viability and deliverability.</p>
<b>Not allocated for housing total:</b>			<b>4024</b>			

# Inner Area

## Housing allocation

Plan Ref	Address	Area ha	Capacity	Settlement Hierarchy	Green/Brown	Reason
AV22	Former Richmond Inn, Upper Accommodation Road	0.4	<b>16</b>	City Centre Infill	Brownfield	Suitable for housing. Cleared brownfield site in sustainable central location close to the city centre. Accords with Core Strategy spatial strategy (Policies SP1 & SP6).
AV23	Butterfield Manor & Richmond Court, Walter Crescent	0.8	<b>48</b>	Main Urban Area Infill	Brownfield	Suitable for housing. Brownfield site with vacant buildings on the site awaiting clearance. Sustainable location which accords with Core Strategy spatial strategy (Policies SP1 & SP6).
AV28	Bow Street and East Street	0.1	<b>23</b>	Main Urban Area Infill	Greenfield	Suitable for housing. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). Site is vacant and available for redevelopment within the plan period.
AV29	Ellerby Road and Bow Street	0.8	<b>79</b>	Main Urban Area Infill	Greenfield	Suitable for housing, with access taken from Ellerby Road. Site has sustainable access to facilities and transport network. Planning permission has been granted previously for residential on part of the site.
AV32	Rose Wharf Car Park, East Street	0.5	<b>72</b>	Main Urban Area Infill	Brownfield	Suitable for housing. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). Site is used as surface car parking for Rose Wharf, but expected to become available for redevelopment within the plan period. The site has passed the flood risk sequential and exception tests, subject to development being undertaken in accordance with the requirements set out in the exception test.
AV34	South Accommodation Road	0.5	<b>27</b>	Main Urban Area Infill	Brownfield	Suitable for housing. Sustainable location within the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). Site is cleared vacant with a history of residential undetermined applications and available for redevelopment within the plan period. The site has passed the flood risk sequential and exception tests, subject to development being undertaken in accordance with the requirements set out in the exception test.
AV46	Tetleys Motor Services, 76 Goodman Street, Hunslet	0.6	<b>36</b>	Main Urban Area Infill	Brownfield	Suitable for housing. Sustainable location on the edge of the city centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). The site is occupied by Tetley Motors but has been submitted by the landowner for consideration as a potential housing site and it is expected that the site will become available during the plan period. The site has passed the flood risk sequential and exception tests, subject to development being undertaken in accordance with the requirements set out in the exception test.
<b>Housing allocation total:</b>			<b>301</b>			

## Inner Area

### Identified housing

Plan Ref	Address	Area ha	Capacity	Settlement Hierarchy	Green/Brown	Reason
AV21	The Parade & The Drive	2.2	<b>75</b>	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV24	Presbytery, St Marys Church	0.8	<b>171</b>	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV30	Ellerby Lane	0.7	<b>147</b>	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV33	Low Fold	2.8	<b>312</b>	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV35	Cross Green Grove	0.5	<b>21</b>	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV36	St Hilda Church, Knowsthorpe Crescent	0.3	<b>86</b>	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV43	Yarn Street	4.7	<b>173</b>	Main Urban Area Infill	Brownfield	Site with current or recently expired planning permission. Principle of residential development accepted.
AV117	Land north of St Hildas Crescent	0.3	<b>7</b>			Site with current or recently expired planning permission. Principle of housing development accepted.
<b>Identified housing total:</b>			<b>992</b>			

### Mixed use allocation

Plan Ref	Address	Area ha	Capacity	Settlement Hierarchy	Green/Brown	Reason
AV48	Former Motor Dealers, Church St, Hunslet	1.3	23	Main Urban Area Infill	Brownfield	Suitable for mixed use development including housing. Sustainable location on the edge of the town centre which accords with the Core Strategy spatial development strategy (Policies SP1 and SP6). The site is occupied by a vehicle hire business but is expected to become available for redevelopment during the plan period. Housing suitable as part of mixed use scheme including other town centre uses such as retail, offices and leisure.
AV98	Atkinson Street	1.2	35	Main Urban Area Infill	Brownfield	
Mixed use allocation total:			58			

# Inner Area

## Identified mixed use

Plan Ref	Address	Area ha	Capacity	Settlement Hierarchy	Green/Brown	Reason
AV41	Hunslet Mills	2.3	699	Main Urban Area Infill	Brownfield	Sites with current or recently expired planning permission. Principle of residential development accepted.
Identified mixed use total:			699			



## Appendix 2

Map showing location of housing sites and alternative Options assessed



# Appendix 2 Housing sites and alternative options

