

Site Details							
Easting	420630	Northing	440568	Site area ha	1.5	SP7	
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Storage	
Neighbouring land uses	
Office	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
A LCC highways depot in use. No plans for relocation.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		99.97
Nearest train station		Guiseley
Nearest train station distance (m)		2417.33
Nearest bus stop		11710
Nearest bus stop distance (m)		126.11
Agricultural classification		
Grade	Percent	
Urban	100	

Lcc Depot Off Green Lane Yeadon

Site Plan ref: n/a

ELR ref: 2800611

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Within 5mins walk of frequent bus services - suitable for office use

5

Access comments

Established Access via Focus Way acceptable

5

Local network comments

Congestion on A65

4

Mitigation measures

Total score

14

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Network Rail

Yorkshire Water

Treatment Works Esholt

There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1ha. See comments in our previous I&O consultation.

Lcc Depot Off Green Lane Yeadon

Site Plan ref: n/a ELR ref: 2800611

LCC	
Ecology support	Not Supported
Not supported - RED - the site includes mature trees and scrub and a covered water culvert that forms part of the updated 2014 Leeds Habitat Network. The covered culvert should be reopened as part of a scheme to increase physical habitat connectivity from the mill ponds to the east (former Naylor Jennings site) and Engine Fields nature reserve to the north-west.	

Education comments	

Flood Risk	
Fluvial Flood Risk = Low (FZ1). Minor surface water flood risk Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	

Submission Draft Plan Allocation Conclusion	
Site is not available. It is in use as a LCC highways Depot.	

Low Mills Guiseley Ls19

Site Plan ref: n/a ELR ref: 2802310

Site Details

Easting	419407	Northing	441003	Site area ha	7.23	SP7	
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor amenity and open space

Vacant land

Storage

Other

SEGI

Neighbouring land uses

Dwellings

SEGI

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

A sloping site of commercial business use and trees/shrubs/paths with issues of contamination, land fill. Part of the site has been assessed in part for the LOSSRA. It also falls within/adjacent to a SEGI. A very marginal overlap of the GB according to the Spatial Info.

Spatial relationships

UDP Designations

N32 Greenbelt	0.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	35.16
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Nearest train station	Guiseley
Nearest train station distance (m)	1328.43
Nearest bus stop	3957
Nearest bus stop distance (m)	479.39

Agricultural classification	
Grade	Percent
Urban	100

Low Mills Guiseley Ls19

Site Plan ref: n/a

ELR ref: 2802310

Overlaps SSSI	<input checked="" type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Within 10mins walk of frequent bus services - suitable for light industrial use

Rank (1-5)

5

Access comments

Established access via Ghyll Royd and Milders Road, both have poor footways, Milners Road needs improvement to width and footways including Dibb Lane bend.

3

Local network comments

Congestion on A66

4

Mitigation measures

Improvements to Milners Road and Dibb Lane

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Network Rail

Yorkshire Water

Treatment Works Esholt

There is capacity at Bradford Esholt for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ3 on half the site to west. See comments in our previous I&O consultation. On historic landfill..Orinary watercourse (Guiseley Beck) runs through site partly culverted.

Low Mills Guiseley Ls19

Site Plan ref: n/a

ELR ref: 2802310

LCC	
Ecology support	Not Supported
Not supported - RED - Yeadon Brickworks SSSI lies immediately to the south of this proposed allocation- the site's geological exposures abutt proposed employment allocation. The core of this site is lowland mixed deciduous woodland UK BAP priority habitat, which together with Guiseley Beck and grassland are part of the updated 2014 Leeds Habitat Network (Core Strategy Policies G8 and G9). This site also includes a small section of woodland within Engine Fields LNA a disused railway and important wildlife corridor.	

Education comments	

Flood Risk	
Approximately 40% of the site is shown to be in FZ 3Ai. Surface water flood risk = Low Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	

Submission Draft Plan Allocation Conclusion	
The northern and southern part of this site has existing Natural Resource and Waste / light industry uses. The only available part is the central area which is a valley with mature woodland and high ecological value. The ELA site assessment concluded this site being unsuitable for any employment allocation.	

Office Element High Royds Hospital Redevelopment Bradford Road Guiseley

Site Plan ref: n/a ELR ref: 2802330

Site Details

Easting	417491	Northing	443059	Site area ha	1.28	SP7	
HMCA	Aireborough				Ward	Guiseley and Rawdon	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	No

Description

Part of the Highroyds residential development to convert a vacant hospital.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiseley
Nearest train station distance (m)	1608.07
Nearest bus stop	6204
Nearest bus stop distance (m)	401.48

Agricultural classification	
Grade	Percent
Urban	100

Office Element High Royds Hospital Redevelopment Bradford Road Guiseley

Site Plan ref: n/a

ELR ref: 2802330

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site is washed over by the Green Belt designated as a Major Developed Site in the Green Belt. It is now part of a larger housing scheme for the redevelopment of a listed hospital complex.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Within 10mins of bus stop - not fully meeting standard	3

Access comments	Rank (1-5)
Ok within existng planning consent arrangement	5

Office Element High Royds Hospital Redevelopment Bradford Road Guiseley

Site Plan ref: n/a ELR ref: 2802330

Local network comments		4
included within O/A works		
Mitigation measures		Total score 12
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	Esholt
Appropriate stand-off distances/diversion may be required for all infrastructure	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Office Element High Royds Hospital Redevelopment Bradford Road Guiseley

Site Plan ref: n/a

ELR ref: 2802330

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/02213/COND	Consent, agreement or approval required by conditions 9, 29, 39, 40, 44, and 46 of Planning Application 28/198/03/FU	A	100
11/03516/COND	Consent, agreement or approval required by conditions 11, 28 and 29 of Planning Application 28/198/03/FU	A	100
14/9/00057/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches, NON MATERIAL AMENDMENT to 28/198/03/FU: Plot 230 only plot 229 to be as original planning consent ref 28/198/03/FU Plot 230 minor modifications to internal layout; some consequential amendments to external opening and site plan.	M01	100
11/9/00039/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches, NON MATERIAL AMENDMENT: Minor modifications to scheme for building 13. Some consequential amendments to external openings and site planning	M01	100
11/9/00192/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON-MATERIAL AMENDMENT TO 28/198/03/FU: Modifications to internal layout of building XVII, and amendments to external openings and site plan	M05	100
12/02344/COND	Consent, agreement or approval required by condition 11 of Planning Application 28/198/03/FU	INT	100
12/9/00105/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: Amendment to internal layout of building 1 which has led to consequential amendments to external openings and site plan	M01	100
13/9/00060/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: Amendment to internal layout of conversion scheme to building 8, some consequential amendments to external openings and site plan	M04	100
14/01187/COND	Consent, agreement or approval required by conditions 9, 29, 40 and 46 of Planning Application 28/198/03/FU	A	100
14/9/00122/MOD	Listed building application to alter and demolish part of hospital to form dwellings creche medical & offices NON MATERIAL AMENDMENT to 28/199/03/LI: Modifications to the internal layout of the Planning Approved conversion scheme to Block 2; some consequential amendments to External openings and the Site Plan.	M04	100
13/9/00093/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: Modifications to internal layout of the approved conversion scheme to building 8; some consequential amendments to external openings and site plan	M01	100

Office Element High Royds Hospital Redevelopment Bradford Road Guiseley

Site Plan ref: n/a

ELR ref: 2802330

App Number	Proposal	Decision	% of site
14/9/00121/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: Modifications to the internal layout of the Planning Approved conversion scheme to Block 2; some consequential amendments to External opening and the site plan	M01	100
14/05511/LI	Listed Building application for conversion of former hospital buildings including administration block and isolation block to 51 dwellings.	W	66
10/9/00085/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches, NON MATERIAL AMENDMENT: Minor modifications to internal layout of the planning approved conversion scheme to building 12. Some consequential amendments to external openings and site plan	M01	100
14/00431/COND	Consent, agreement or approval required by conditions 2, 6, 8, 29, 40, 44 and 46 of Planning Application 28/198/03/FU	A	100
14/9/00055/MOD	Change of use of hospital and new build to form 541 dwellings, offices, creche, assisted living facility of 84 self contained units, retail units and sports pitches NON MATERIAL AMENDMENT to 28/198/03/FU: internal layout of the planning approved conversion scheme to Block 5; some consequential amendments to external openings and site plan.	M01	100
14/02212/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5, 12, 13, 14, 15 and 16 of Planning Application 28/199/03/LI	W	100
10/04543/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16 and 17 of Planning Application 28/199/03/LI	SPL	100
13/01977/COND	Consent, agreement or approval required by conditions 9, 29, 39, 40, 44, 46 and 49 of Planning Application 28/198/03/FU		100
14/01189/COND	Consent, agreement or approval required by conditions 2, 3, 5, 12, 13, 14, 15 and 16 of Planning Application 28/199/03/LI	A	100
14/05510/FU	Erection of 24 detached and two semi-detached dwellings and conversion of former hospital buildings including the administration block and isolation block to 51 dwellings	W	66

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site has extant planning permission for residential development and no longer available for new employment.

Airport West Ph4 Warren House Lane Yeadon Ls19

Site Plan ref: n/a ELR ref: 2900895

Site Details							
Easting	422138	Northing	441931	Site area ha	1.03	SP7	
HMCA	Aireborough				Ward	Otley and Yeadon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Vacant land	
Office	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Part of a larger development site identified as a key business park in the UDP.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Guiseley
Nearest train station distance (m)		3290.98
Nearest bus stop		8308
Nearest bus stop distance (m)		111.00
Agricultural classification		
Grade	Percent	
Grade 4	100	

Airport West Ph4 Warren House Lane Yeadon Ls19

Site Plan ref: n/a ELR ref: 2900895

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Within 5mins walk of frequent bus services - suitable for office use		5
Access comments		
Established access from Warren House Lane		5
Local network comments		
Congestion on A658, A65, A660		4
Mitigation measures		Total score
Where use is intensified over existing consent, mitigation will be sought		14
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported

Airport West Ph4 Warren House Lane Yeadon Ls19

Site Plan ref: n/a ELR ref: 2900895

Education comments

Flood Risk
Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/03387/FU	Detached restaurant with associated access and landscaping	A	82
14/05088/ADV	Signage to proposed new restaurant	A	82
14/07042/COND	Consent, agreement or approval required by conditions 3, 4, 17 and 18 of Planning Application 14/03387/FU	A	82

Conclusions

Submission Draft Plan Allocation
Not allocated for employment use

Submission Draft Plan Allocation Conclusion
Site removed from supply as detached restaurant scheme approved under 14/03387/FU at Airport West Business Park, Warren House Lane, Yeadon. Site no longer available for new allocation.

Site Details							
Easting	422886	Northing	442057	Site area ha	36.23	SP7	
HMCA	Aireborough				Ward	Otley and Yeadon	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Terminals and Interchanges	
Dwellings	
Storage	

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	

Description	Large site in agricultural use bordered by significant tree belt to north east. Adjacent to the Airport Industrial Estate to the west. Leeds Bradford International Airport lies to the south beyond beck, field and White House Lane.
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00	Inner South RA	0.00	% overlap	
Proposed Local Centre	0.00	LB Corridor RA	0.00		
Sch. Ancient Mon.	0.00	EASEL RA	0.00		
		Aire Valley RA	0.00		
		West Leeds Gateway	0.00		

Other Spatial Relationships	
LCC ownership %	99.68
Nearest train station	Horsforth
Nearest train station distance (m)	3296.30
Nearest bus stop	4281
Nearest bus stop distance (m)	586.44

Agricultural classification	
Grade	Percent
Grade 4	7.63
Grade 3b	89.23
Grade 3a	3.14

Land at Carlton Moor / Leeds Bradford Airport

Site Plan ref: EG3

ELR ref: 2901660

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is relatively well contained by existing features which would limit the likelihood of urban sprawl occurring.

Summary of infrastructure provider comments**Highways England**

Impact		Network Status	

Network Rail

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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
General employment allocation	

Submission Draft Plan Allocation Conclusion	
Additional employment needs were identified in the outer north west and Aireborough areas which can be met on this site, in parallel with LBIA ambitions to grow the airport. The impact on the Green Belt minimised because of clearly defined boundaries and sunken topography which means the site is not highly visible. It is also adjacent to the operational boundary of the airport and access will be provided from the planned link road between the A65 and A658 which will divert freight away from the settlement of Yeadon. Release of the site for development will be phased through Policy SP12 of the Core Strategy, proposed Policy EG3 of the Site Allocations Plan and preparation of a Supplementary Planning Document to ensure that land use, transport infrastructure, effects on the landscape and other matters are properly planned.	

Westgate - Brotherton House LS1 2RS

Site Plan ref: MX2-20 ELR ref: 187

Site Details

Easting	429427	Northing	433717	Site area ha	0.27	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Office

Neighbouring land uses

Office

Vacant land

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Freestanding vacant 7 storey 1950s office building formerly used by metropolitan police.
--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	23.73
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Nearest train station	Leeds City
Nearest train station distance (m)	588.98
Nearest bus stop	4517
Nearest bus stop distance (m)	172.44

Agricultural classification	
Grade	Percent
Urban	100

Westgate - Brotherton House LS1 2RS

Site Plan ref: MX2-20

ELR ref: 187

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Public Transport accessibility and standards for local services, primary schools and healthcare - not secondary schools - however public transport available

Rank (1-5)

5

Access comments

Access possible from Lisbon St or Little Queen St

5

Local network comments

Capacity concerns on this section of network but lesser impact than other city centre uses

4

Mitigation measures

Improvements to local junctions would be sought

Total score

14

Highways site support

Yes - with mitigation

Contingent on other sites

combine with 230

Highways England

Impact	No material impact	Network Status	No objection
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All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

Westgate - Brotherton House LS1 2RS

Site Plan ref: MX2-20 ELR ref: 187

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Suitable for conversion to residential with lower floor offices. Development interest expressed.	

Site Details							
Easting	430865	Northing	433666	Site area ha	2.75	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Education	
Car Parks	
Vacant land	
Neighbouring land uses	
Amusement and show places	
Office	

Other land uses - None

Topography	Flat and sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Remaining parts of the Quarry Hill development site to the west of Quarry House and north of the Yorkshire Playhouse. Mainly used as a surface car park. Includes surface car park to the rear of Dance Studio building
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				% overlap
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	100.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				

Other Spatial Relationships		
LCC ownership %	99.90	
Nearest train station	Leeds City	
Nearest train station distance (m)	1265.40	
Nearest bus stop	5179	
Nearest bus stop distance (m)	153.35	
Agricultural classification		
Grade	Percent	
Urban	100	

Quarry Hill/York Street Leeds

Site Plan ref: MX2-23 ELR ref: 200_411

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets CS guidance

5

Access comments

Use existing accesses to the site

5

Local network comments

cumulative impact

3

Mitigation measures

York Street access and pedestrian routes need improvement

Total score

13

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
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Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
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Quarry Hill/York Street Leeds

Site Plan ref: MX2-23 ELR ref: 200_411

Education comments

Flood Risk

FZ1. The site is not at significant risk from surface water flooding.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/06534/OT	Outline application for mixed use redevelopment including A1, A3, A4 and A5 uses, offices (B1), residential (C3), medical centre (D1), college (D1), student residential accommodation, multi storey car park, basement car parking, access and open space		86

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Overall site suitable for mixed use development with residential and office development. Quantity of apartments and offices reflects recent planning application. Car park plot to rear of Dance Studio suitable for office at ground floor level and residential at upper floor levels.

Water Lane - Westbank

Site Plan ref: MX2-32 ELR ref: 225

Site Details							
Easting	429765	Northing	432867	Site area ha	2.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Office	
Car Parks	
Neighbouring land uses	
Car Parks	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Office buildings and surface car park to the west of Bridgewater Place	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	1.96
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Nearest train station	Leeds City
Nearest train station distance (m)	332.34
Nearest bus stop	6735
Nearest bus stop distance (m)	164.19

Agricultural classification	
Grade	Percent
Urban	100

Water Lane - Westbank

Site Plan ref: MX2-32

ELR ref: 225

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Public Transport accessibility and standards for local services, schools and healthcare

Rank (1-5)

5

Access comments

Access from David Street, close access from Bridgewater place

5

Local network comments

Local network will need looking at

4

Mitigation measures

Some required

Total score

14

Highways site support

yes - with mitigation

Contingent on other sites

Highways England

Impact	Major impact	Network Status	Likely to require significant physical mitigation
--------	--------------	----------------	---

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ3 within western half of site including strip in 3a (ii), rest of site FZ2. See comments in our previous I&O consultation

Water Lane - Westbank

Site Plan ref: MX2-32

ELR ref: 225

LCC

Ecology support

Supported

Supported

Education comments

2031+2018+225+2019+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary children. Assuming majority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or secondary provision nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near this area which, should it come to fruition, may provide secondary places.

Flood Risk

Site is located in Flood Zones 2, 3A(i) and 3A(ii). Less vulnerable uses, such as offices are appropriate for all parts of the site. To demonstrate a sequential approach it would be preferable for the residential uses to be located in the lower risk parts of the site, or else located above ground floor level. The exception test will apply to residential uses in FZ 3.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

This site adjoins the boundary of the Holbeck Conservation Area.

If allocated, development proposals would need to ensure that those elements which contribute to the character of the adjacent parts of the Conservation Area are not harmed.

Natural England

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Site suitable for mixed office/residential scheme. Very accessible city centre site. Flood risk will be considerably improved by completion of the Leeds Flood Alleviation Scheme. Expect 20,790sqm of offices and 288 dwellings.

Westgate - Leeds International Swimming Pool

Site Plan ref: MX2-19 ELR ref: 230

Site Details

Easting	429353	Northing	433637	Site area ha	1.32	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Neighbouring land uses

Office

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Cleared city centre site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	99.53
-----------------	-------

Nearest train station	Leeds City
Nearest train station distance (m)	560.27
Nearest bus stop	4517
Nearest bus stop distance (m)	112.46

Agricultural classification	
Grade	Percent
Urban	100

Westgate - Leeds International Swimming Pool

Site Plan ref: MX2-19

ELR ref: 230

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Public Transport accessibility and standards for local services, primary schools and healthcare - not secondary schools - however public transport available

Rank (1-5)

5

Access comments

Access possible from Lisbon St or Little Queen St

5

Local network comments

Capacity concerns on this section of network but lesser impact than other city centre uses

4

Mitigation measures

Improvements to local junctions would be sought

Total score

14

Highways site support

Yes - with mitigation

Contingent on other sites

combine with 187

Highways England

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
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All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ 2 within south western corner of site. See comments in our previous I&O consultation

Westgate - Leeds International Swimming Pool

Site Plan ref: MX2-19

ELR ref: 230

LCC

Ecology support
Supported

Education comments

Flood Risk

Site located predominantly in Flood Zone 1. A small part of the site lies on the edge of Flood Zone 2. Proposed uses are appropriate for all parts of the site. To demonstrate a sequential approach it would be preferable for the residential uses to be located in FZ1. FRA will be required to demonstrate how flood risks will be minimised and managed.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
15/00523/FU	Change of use to temporary short stay car parking	A	55
11/03265/FU	Use of vacant site as temporary long stay car park for Woodhouse Lane Multi Storey Car Park permit holders	A	56
15/05017/COND	Consent, agreement or approval required by conditions 6 and 7 of Planning Permission 15/00523/FU	A	55

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Suitable central site for offices and residential.

The Calls (38)

Site Plan ref: MX2-29 ELR ref: 431

Site Details							
Easting	430504	Northing	433252	Site area ha	0.03	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Office	
Neighbouring land uses	
Dwellings	
Restaurants and Cafes	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Historic wharf building known as "Calls Landing" with a ground floor restaurant and 3 upper floors of largely vacant offices.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	814.36
Nearest bus stop	13513
Nearest bus stop distance (m)	130.80

Agricultural classification	
Grade	Percent
Urban	100

The Calls (38)

Site Plan ref: MX2-29

ELR ref: 431

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

None

Total score

15

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ2 & FZ3 abutts Main River - need to consider the Leeds Flood Alleviation Scheme. See comments in main text of our response.

The Calls (38)

Site Plan ref: MX2-29

ELR ref: 431

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/07199/COND	Consent, agreement or approval required by condition 6 of Planning Application 13/03191/FU	INT	100
15/02867/COND	Consent, agreement or approval required by conditions 24 (part 5) of Planning Application 13/03191/FU	A	100
15/02245/COND	Consent, agreement or approval required by conditions 6C, 6E, 9 (Part 4) and 10 of Planning Application 13/03191/FU		100
15/06008/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI	A	100
14/05674/COND	Consent, agreement or approval required by condition 9 of Planning Application 13/03191/FU	INT	100
13/03192/LI	Listed Building Application for alterations to listed buildings to provide flood defences along the River Aire	A	100
14/04910/COND	Consent, agreement or approval required by conditions 12, 16, 19, 21 and 27 of Planning Application 13/03191/FU	INT	100
15/00947/COND	Consent, agreement or approval required by condition 20 and 21 of Planning Application 13/03191/FU	A	100

The Calls (38)

Site Plan ref: MX2-29

ELR ref: 431

App Number	Proposal	Decision	% of site
15/01004/FU	Variation to conditions 2 (approved plans), 16 (safety structures, moorings and access points to river) and 23 (landscape management plan) of planning approval 13/03191/FU to allow amendments to the Plans Schedule to reflect further design development at Centenary Bridge, Flax House and Granary Wharf, condition 16 wording to require details 'prior to completion' instead of 'prior to commencement' and condition 23 wording to require details 'prior to completion' instead of 'prior to commencement'	A	100
15/02875/COND	Consent, agreement or approval required by condition 19 of Planning Application 13/03191/FU	A	100
15/04450/COND	Consent, agreement or approval required by condition 26 of Planning Application 15/01004/FU	A	100
15/07131/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI	A	100
14/03642/FU	Variation of condition 2 of planning permission 20/246/02/FU to allow the external terrace seating area to be used until 22.00	A	99
14/02294/COND	Consent, agreement or approval required by condition 14 of Planning Application 13/03191/FU	A	100
14/03452/COND	Consent, agreement or approval required by conditions 3, 4, 8, 9, 10, 14, 17 and 20 of Planning Application 13/03191/FU	INT	100
15/00707/COND	Consent, agreement or approval required by conditions 8, 12 and 17 of Planning Application 13/03191/FU	INT	100
10/04602/ADV	Retrospective application for 1 externally illuminated pole mounted sign, 1 externally illuminated projecting sign, 1 non illuminated projecting sign, 1 menu board, 2 chalkboards and individual painted letter sign	SPL	100
15/03322/COND	Consent, agreement or approval required by condition 4 of Planning Application 15/01004/FU	A	100
15/03718/COND	Consent, agreement or approval required by conditions 3, 4, 6, 7, 8, 9, 10, 12, 14, 16, 17, 19, 20, 21 and 27 on Planning Application 15/01004/FU	INT	100
14/07447/COND	Consent, agreement or approval required by condition 5 of Planning Application 13/03191/FU	W	100
13/03191/FU	Linear flood defences along River Aire and removal of Knostrop Cut	A	100
15/06165/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI	A	100
15/00384/COND	Consent, agreement or approval required by condition 4 of Planning Application 13/03191/FU	SPL	100
15/06562/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/03192/LI		100

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Suitable for conversion to residential with offices at ground floor level.

Duncan Street (7)

Site Plan ref: MX2-25 ELR ref: 449

Site Details							
Easting	430273	Northing	433415	Site area ha	0.04	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Shops	
Vacant building	
Neighbouring land uses	
Dwellings	
Shops	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Under-used and vacant upper floors of shops on the north side of Duncan Street	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	100.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.02
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Nearest train station	Leeds City
Nearest train station distance (m)	622.85
Nearest bus stop	9042
Nearest bus stop distance (m)	33.68

Agricultural classification	
Grade	Percent
Urban	100

Duncan Street (7)

Site Plan ref: MX2-25

ELR ref: 449

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Public Transport accessibility and standards for local services, schools and healthcare

Rank (1-5)

5

Access comments

No vehicular access achievable-no vehicular access required

5

Local network comments

Capacity available

5

Mitigation measures

none required

Total score

15

Highways site support

Yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

Duncan Street (7)

Site Plan ref: MX2-25

ELR ref: 449

LCC

Ecology support
Supported

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/04446/ADV	1 externally illuminated projecting sign to restaurant	A	83
09/04185/FU	Repositioning of gates and addition of external smoking canopy to rear to restaurant	A	83
09/04184/LI	Listed Building Application for 1 externally illuminated projecting sign, external cameras and 2 external lights repositioning of gates and external smoking canopy to rear to restaurant	A	83
14/06163/FU	Change of use from retail unit (class use A1) to mixed use restaurant/bar/takeaway (class uses A3/A4/A5)	W	92

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Opportunity for upper floor conversion to provide office floorspace and dwellings.

Bridge Street, Baker House

Site Plan ref: MX2-16 ELR ref: 1010

Site Details							
Easting	430635	Northing	433932	Site area ha	0.2	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Car Parks	
Storage	
Neighbouring land uses	
Dwellings	
Car Parks	

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Baker House office/storage building on south side of Trafalgar St and surface car park compound on north side of Trafalgar Street	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Leeds City	
Nearest train station distance (m)	1198.84	
Nearest bus stop	7166	
Nearest bus stop distance (m)	197.45	
Agricultural classification		
Grade	Percent	
Urban	100	

Bridge Street, Baker House

Site Plan ref: MX2-16

ELR ref: 1010

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility standards but only part of site for standards for local services, schools and healthcare

4

Access comments

Access for local network ok

5

Local network comments

Pedestrian links to city centre need environmental improvements.

5

Mitigation measures

environmental

Total score

14

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation. Eastern boundary borders FZ2

Bridge Street, Baker House

Site Plan ref: MX2-16

ELR ref: 1010

LCC

Ecology support

Supported

Supported

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History

Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/05070/FU	Installation of safety netting around existing building	A	61
10/00187/ADV	Non illuminated scaffold mounted wrap around banner sign for temporary period of 2 years	W	61

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Suitable city centre location for mixed use scheme with office at ground floor level adjacent to A64 and apartments on upper floors.

St Peters Square

Site Plan ref: MX2-22 ELR ref: 2001

Site Details

Easting	430824	Northing	433485	Site area ha	0.09	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Derelict

Neighbouring land uses

Office

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Collapsed central section of St Peters Buildings on the north side of York Street

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1169.14
Nearest bus stop	6451
Nearest bus stop distance (m)	68.74

Agricultural classification	
Grade	Percent
Urban	100

St Peters Square

Site Plan ref: MX2-22

ELR ref: 2001

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Existing St Peters Square access should be used, no other direct access onto York St.

5

Local network comments

cumulative impact concern

4

Mitigation measures

None

Total score

14

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ2 - East & FZ3 - West 1/2 & 1/2. See comments in main text of our response

St Peters Square

Site Plan ref: MX2-22 ELR ref: 2001

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Suitable site for infill development with offices at ground floor and residential at upper floor levels.	

Site Details							
Easting	430692	Northing	434170	Site area ha	0.9	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Education	
Neighbouring land uses	
Wholesale distribution	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
College building built circa 1970 on the corner of North Street and Skinner Lane	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.03
Nearest train station		Leeds City
Nearest train station distance (m)		1399.70
Nearest bus stop		5870
Nearest bus stop distance (m)		73.35
Agricultural classification		
Grade	Percent	
Urban	100	

North Street - Leeds College of Building

Site Plan ref: MX2-17

ELR ref: 2004

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Public Transport accessibility and standards for local services, schools and healthcare

Rank (1-5)

5

Access comments

Access would be supported onto all roads except North Street

5

Local network comments

Pedestrian linkages and local environmental improvements required.

5

Mitigation measures

Pedestrian linkages and local environmental improvements required.

Total score

15

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

North Street - Leeds College of Building

Site Plan ref: MX2-17 ELR ref: 2004

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/00211/FU	4 roof mounted solar panels to college		100
11/02556/FU	Installation of photo voltaic panels to roof	A	97

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
City centre site suitable for office and residential development.	

Water Lane Car Park

Site Plan ref: MX2-36 ELR ref: 2021

Site Details							
Easting	429565	Northing	432946	Site area ha	0.18	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Car Parks	
Neighbouring land uses	
Car Parks	
Vacant building	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Triangular shaped surface car park at the apex of Water Lane and Globe Road	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	276.14
Nearest bus stop	6735
Nearest bus stop distance (m)	353.41
Agricultural classification	
Grade	Percent
Urban	100

Water Lane Car Park

Site Plan ref: MX2-36

ELR ref: 2021

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Public Transport accessibility and standards for local services, schools and healthcare

5

Access comments

Access achievable from Water Lane

5

Local network comments

cumulative impact concern

4

Mitigation measures

Improvements into 'Holbeck Urban Village'

Total score

14

Highways site support

Yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ3 - FZ3(a) ii as shown in Council's SFRA - employment preferable to housing on this site. - See comments in main text of our response.

Water Lane Car Park

Site Plan ref: MX2-36

ELR ref: 2021

LCC

Ecology support

Supported

Supported

Education comments

Flood Risk

SFRA indicates that site is located in Flood Zone 3A (ii) Very High Probability of Flooding. However, this information may be out of date. Less vulnerable uses, such as offices are appropriate for this location. FRA will be required to demonstrate how flood risks will be minimised and managed. Note: site will be defended by the Leeds FAS.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/05216/FU	Use of cleared site for long stay car park (83 spaces)	A	98
15/06551/COND	Consent, agreement or approval required by conditions 3, 5, 6, 7, 8 and 9 of Planning Application 11/05216/FU	A	98
12/02634/COND	Consent, agreement or approval required by conditions 5, 6, 7 and 8 of Planning Application 11/05216/FU	A	98
12/02216/COND	Consent, agreement or approval required by condition 3 of Planning Application 11/05216/FU	A	98

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Highly accessible surface car park site suited to housing development. At request of the landowner, site amended to a mixed use site with B1 office space and residential above.

Site Details							
Easting	429682	Northing	434066	Site area ha	4.25	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Medical and Health care services	

Adjacent land uses - None

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Older historic wings of the Leeds General Infirmary facing Great George Street, Portland Street and Calverley Street	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.93
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	875.37
Nearest bus stop	14363
Nearest bus stop distance (m)	117.17

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets PT accessibility and standards for local services, primary schools and healthcare but not secondary schools - unpleasant walking environment

Rank (1-5)

5

Access comments

Access from Gt George St OK

5

Local network comments

Capacity concerns locally and wider network

3

Mitigation measures

Portland Way junctions with Woodhouse Lane and Clarendon Road

Total score

13

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact	Network Status	
Knostrop		Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support

Supported

Education comments

Great George Street - LGI

Site Plan ref: MX2-15 ELR ref: 2028A

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Leeds General Infirmary is a Grade I Listed Building.
There is a requirement in the 1990 Act that“special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset are not harmed.

Natural England

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Health trust expects to dispose of older buildings on site including the Gilbert Scott and Brotherton wings. Site would be suited to part conversion to conserve the listed elements and part redevelopment to provide a mix of residential and office space.

Water Lane Railway Triangle

Site Plan ref: MX2-30 ELR ref: 2031

Site Details

Easting	429244	Northing	432881	Site area ha	0.98	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Vacant land

Car Parks

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Triangle of railway land bordered by railway lines and with a single road and pedestrian access at the southern corner of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	545.62
Nearest bus stop	4261
Nearest bus stop distance (m)	227.30

Agricultural classification	
Grade	Percent
Urban	100

Water Lane Railway Triangle

Site Plan ref: MX2-30

ELR ref: 2031

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Poor accessibility generally

2

Access comments

Access on to Water Lane has short frontage and no visibility to left - no suitable access

1

Local network comments

cumulative impact concern

5

Mitigation measures

Improvements into 'Holbeck Urban Village'

Total score

8

Highways site support

No

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ2/3. See comments in main text of our response

Water Lane Railway Triangle

Site Plan ref: MX2-30

ELR ref: 2031

LCC

Ecology support

Supported

Supported

Education comments

2031+2018+225+2019+409+2015+2016+1009+407+445+2012+1267+2013+2014= 2814 houses generates 703 primary and 281 secondary children. Assuming majority of housing is flats, however, in areas on the fringes e.g. Hunslet/Holbeck Urban Village there is currently no primary or secondary provision nearby. Should families move here a 3FE primary school would be needed. There is a proposed secondary free school near this area which, should it come to fruition, may provide secondary places.

Flood Risk

Site located in Flood Zone 2 and 3A. Less vulnerable uses, such as offices are appropriate for FZ 3A. More Vulnerable uses are acceptable for FZ2. FRA will be required to demonstrate how flood risks will be minimised and managed.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

This site adjoins the boundary of the Holbeck Conservation Area.

If allocated, development proposals would need to ensure that those elements which contribute to the character of the adjacent parts of the Conservation Area are not harmed.

Natural England

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Site suited to high-rise mixed office apartment scheme. Limited access from the south will require investment.

Criterion Place North

Site Plan ref: MX2-34 ELR ref: 5196

Site Details

Easting	430045	Northing	433178	Site area ha	0.35	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Neighbouring land uses

Office

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site bordered by office development, a multi-storey car park and railway lines with access taken to the south.
--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	92.27
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Nearest train station	Leeds City
Nearest train station distance (m)	352.68
Nearest bus stop	1128
Nearest bus stop distance (m)	79.09

Agricultural classification	
Grade	Percent
Urban	100

Criterion Place North

Site Plan ref: MX2-34 ELR ref: 5196

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
		5
Access comments		
		5
Local network comments		
		5
Mitigation measures		Total score
		15
Highways site support		
Contingent on other sites		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Supported

Criterion Place North

Site Plan ref: MX2-34 ELR ref: 5196

Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
15/00682/COND	Consent, agreement or approval required by conditions 10, 12, 14, 15, 16, 20 and 23 of Planning Application 12/04017/LA	A	77
14/07431/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 9 and 18 of Planning Application 12/04017/LA	A	77
11/04556/LA	5 non-illuminated free standing hoardings	A	87
12/04017/LA	Change of use from car park to public realm and amenity space, to include paving, water feature, drainage, exterior lighting and associated soft landscaping works	A	77

Conclusions
Submission Draft Plan Allocation
Mixed use allocation
Submission Draft Plan Allocation Conclusion
This was part of a larger site that was split into parts for the Publication Draft. Criterion Place North remains available and suitable for a mixed scheme with offices on the lower floors and residential above.

Site Details							
Easting	430204	Northing	432408	Site area ha	4.31	SP7	
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Energy production and distribution	
Neighbouring land uses	
Manufacturing and Wholesale	
Storage	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Gas works site including gas holders and distribution works	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.27
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	935.36
Nearest bus stop	12870
Nearest bus stop distance (m)	193.74

Agricultural classification	
Grade	Percent
Urban	100

Kidacre Street - former gas works site

Site Plan ref: n/a ELR ref: 2000721

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

Highways England

Impact	Major impact	Network Status	Likely to require significant physical mitigation
B1 impact. C3 no material impact			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Utilities

Gas	

Electric

Fire and Rescue

Telecoms

Other

Heritage England	

Natural England

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Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
Site currently blighted by HS2	

Site Details							
Easting	430384	Northing	432209	Site area ha	0.16	SP7	
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Energy production and distribution	
Manufacturing and Wholesale	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	No

Description
Linear site running north-south between Cross Myrtle St and the disused railway cutting. On the west side of Cross Myrtle St is the gas holder site (1217). Overlaps with site 2013 that is blighted by HS2. The site to the north is already allocated as a waste site in the Natural Resources and Waste DPD

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.61
Nearest train station	Leeds City	
Nearest train station distance (m)	1201.49	
Nearest bus stop	11274	
Nearest bus stop distance (m)	213.57	

Agricultural classification	
Grade	Percent
Urban	100

Leathley Road & Cross Myrtle Street LS11

Site Plan ref: EG2-22

ELR ref: 2000950

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility

4

Access comments

Accesses to adopted highway achievable

4

Local network comments

local congestion issues

3

Mitigation measures

Access improvements, removal on on-street parking required for access, bus stop improvements

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster.

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

Leathley Road & Cross Myrtle Street LS11

Site Plan ref: EG2-22

ELR ref: 2000950

LCC	
Ecology support	Supported
Supported	

Education comments

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Flood Risk

Parts of site in Flood Zone 3. (Note: this may be due to inaccuracies of the Flood Map. FRA therefore needs to demonstrate whether or not the site is at risk).
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
09/05571/FU	Use of vacant land as coach parking with detached prefabricated drivers' office	A	100
14/03405/FU	Temporary retrospective change of use of vehicle storage to self-store container storage (use class B8) with associated access and parking	R	100
15/01968/FU	Temporary retrospective change of use of vehicle storage to self-store container storage (use class B8) for 42 containers with associated access and parking	A	100
10/04177/COND	Consent, agreement or approval required by conditions 9, 10 and 12 of Planning Application 09/05571/FU	R	100

Conclusions

Submission Draft Plan Allocation
General employment allocation

Submission Draft Plan Allocation Conclusion
Site suitable and available to be allocated for general employment. The site to the north is already allocated as a waste site in the Natural Resources and Waste DPD. There have been previous permissions for business units.

Site Details							
Easting	429736	Northing	432662	Site area ha	0.38	SP7	
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Dwellings	
Neighbouring land uses	
Vacant land	
Manufacturing and Wholesale	
Car Parks	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Block of flats completed at the start of the Plan period.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	531.32
Nearest bus stop	12632
Nearest bus stop distance (m)	206.99
Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Within 10mins of bus stop - not fully meeting standard		3
Access comments		
Access from Sidall St or Manor road		5
Local network comments		
Small site low impact		4
Mitigation measures		Total score
HUV public realm works		12
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	
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Yorkshire Water	
Treatment Works	
Appropriate stand-off distances/diversion may be required for all infrastructure	

Environment Agency	
Constraints	
Site in FZ2. See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk

Site is located in Flood Zone 2. Less vulnerable uses, such as offices are appropriate for the site.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site no longer available. Mixed use predominantly residential scheme completed in December 2008.

Land Off Manor Road Ingram Row & Sweet Street

Site Plan ref: n/a ELR ref: 2004330

Site Details							
Easting	429803	Northing	432624	Site area ha	1.92	SP7	
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Car Parks	
Neighbouring land uses	
Dwellings	
Office	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Almost rectangular site between Manor Road to the north and Sweet St to the south and Ingram St to the west and St Barnabas Rd to the east. Currently in use as a temporary surface car park with temporary planning permission to February 2017.
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	100.00				
S2S6 Town Centre	0.00		Inner South RA	0.00	% overlap
Proposed Local Centre	0.00		LB Corridor RA	0.00	
Sch. Ancient Mon.	0.00		EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	15.23
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Nearest train station	Leeds City
Nearest train station distance (m)	578.28
Nearest bus stop	2873
Nearest bus stop distance (m)	193.30

Agricultural classification	
Grade	Percent
Urban	100

Land Off Manor Road Ingram Row & Sweet Street

Site Plan ref: n/a ELR ref: 2004330

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets accessibility standards		5
Access comments		
Access from Ingram Street and Manor Road		5
Local network comments		
Congestion Meadow Road		3
Mitigation measures		Total score
Meadow Road improvements		13
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	Major impact	Network Status	Likely to require significant physical mitigation

Network Rail	
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Yorkshire Water	
Treatment Works	
Appropriate stand-off distances/diversion may be required for all infrastructure	

Environment Agency	
Constraints	
Site within FZ 2. See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported	

Land Off Manor Road Ingram Row & Sweet Street

Site Plan ref: n/a ELR ref: 2004330

Education comments

Flood Risk

Site is located in Flood Zone 2. Less vulnerable uses, such as offices are appropriate for the site.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/04641/FU	Mixed-use, multi-level development comprising the erection of 4 new buildings, with 744 residential apartments, 713sqm of flexible commercial floorspace (A1-A5, B1, D1, D2 use classes), car parking, landscaping and public amenity space	A	73

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site not available for office development. Planning application for housing scheme approved.

Site Details							
Easting	430556	Northing	433759	Site area ha	6.78	SP7	
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Car Parks	
Neighbouring land uses	
Shops	
Office	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
The Victoria Gate scheme (formerly known as the Harewood Quarter) divides into Phase I south of Eastgate and Phase II north of Eastgate. Phase I is under construction (2014 -2016) and Phase II is under discussion with the developer.

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	81.83	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		43.34
Nearest train station		Leeds City
Nearest train station distance (m)		1033.48
Nearest bus stop		11056
Nearest bus stop distance (m)		50.93
Agricultural classification		
Grade	Percent	
Urban	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Reliant on City centre car parks or public transport		5
Local network comments		
Improvement works agreed for the development		5
Mitigation measures		Total score
Various city centre improvements		15
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	
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Yorkshire Water	
Treatment Works	
Appropriate stand-off distances/diversion will be required for all infrastructure	

Environment Agency	
Constraints	
FZ2 & 3 (Eastern half of site). See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported	

Office Elements Harewood Quarter LS2

Site Plan ref: n/a

ELR ref: 2004730

Education comments

Flood Risk

??Site is over 6 ha?? Site is located predominantly in Flood Zone 1. The NE corner of the site is located in Flood Zone 3A(i), however, Office Uses are still appropriate for this location.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/01477/EXT	Extension of time period for application 06/03333/OT for major redevelopment involving mixed use to provide retail stores, restaurants, bars and offices within use classes A1, A2, A3, A4, A5 and B1 and housing (class C3), cinema (class D2), gym (class D2), medical centre (class D1), church drop in facility, creche (class D1) and hotel (class C1), with associated highways works, open space, landscaping, car parking, pedestrian facilities and re-alignment of culvert	A	100
12/9/00055/MOD	Outline application for major redevelopment, including demolition, involving mixed use to provide retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), gym (D2 Use Class), medical centre, creche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities; with new squares and public realm, landscaping, car parking and associated highway works NON MATERIAL AMENDMENT to 11/01000/OT: Amendment to description to refer to leisure use (D2 use class) instead of gym (D2 use class)	M01	84
09/9/00291/MOD	Outline application for major redevelopment involving mixed use to provide retail stores, restaurants, bars and offices within use classes A1,A2,A3,A4,A5 and B1 and housing (class C3), cinema (class D2), gym (class D2), medical centre (class D1), church drop in facility, creche (class D1) and hotel (class C1), with associated highways works, open space, landscaping, car parking, pedestrian facilities and re-alignment of culvert NON MATERIAL AMENDMENT: Minor amendment to junction design A3 agreed with LCC Highways.	M01	100
12/9/00233/MOD	NON MATERIAL AMENDMENT to 12/03002/OT: Variation of wording to conditions 9, 18 and 54; amendment to approved parameters of Plot HQ1	M01	84

Office Elements Harewood Quarter LS2

Site Plan ref: n/a

ELR ref: 2004730

App Number	Proposal	Decision	% of site
14/9/00061/MOD	Outline application for major redevelopment, including demolition, involving mixed use to provide retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), Leisure use (D2 Use Class), casino use, medical centre, creche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities; with new squares and public realm, landscaping, car parking and associated highway works. NON MATERIAL AMENDMENT to 12/03002/OT: Amendments to wording of conditions 23, 24, 25, 26, 28, 41 and 51	M01	84
12/9/00098/MOD	NON MATERIAL AMENDMENT to 11/01000/OT: To amend the development description to read Outline application for major redevelopment, including demolition, involving mixed use to provide retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), Leisure use (D2 Use Class), Casino Use, medical centre, creche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities; with new squares and public realm, landscaping, car parking and associated highway works	M01	84
12/03002/OT	Variation of condition 3 of planning permission 11/01000/OT to allow for leisure use (D2 use class) and casino use (sui generis) as part of a retail-led mixed use development	A	84
14/03464/COND	Consent, agreement or approval required by conditions 20, 28, 32, 33, 44 and 45 of Planning Application 12/03002/OT	A	84
11/01000/OT	Outline application for major redevelopment, including demolition, involving mixed use to provide retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), Leisure use (D2 Use Class), casino use, medical centre, creche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities; with new squares and public realm, landscaping, car parking and associated highway works.	A	84
14/01876/COND	Consent, agreement or approval required by conditions 5, 16, 30, 31, 34, 35, 36, 44, 45, 49, 50 and 52 of Planning Application 12/03002/OT	A	84

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Phase II of the Victoria Gate scheme is expected to have no office content.

Site Details							
Easting	429828	Northing	433711	Site area ha	0.14	SP7	
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Office	
Vacant building	
Neighbouring land uses	
Office	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Office buildings on south side of South Parade	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.01
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Nearest train station	Leeds City
Nearest train station distance (m)	537.20
Nearest bus stop	4019
Nearest bus stop distance (m)	34.22

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Existing access from Bedford St		5
Local network comments		
existing use on site, low additional impact if redeveloped		5
Mitigation measures		Total score
		15
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported	

9, 10 & 12 South Parade Leeds LS1 5QS

Site Plan ref: n/a

ELR ref: 2004790

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/03490/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of Planning Application 10/02312/FU	A	77
10/9/00067/MOD	New 4th floor and extensions to ground and first floors including part new frontage and new cladding to officeNON MATERIAL AMENDMENT: Include condition to list all approved drawings relating to the approval.	M01	77
10/02312/FU	Variation to condition 1 of non material amendment 10/9/00067/MOD (previous approval 09/02975/FU) relating to re-configuration of entrance staircase	A	77
09/02975/FU	New 4th floor and extensions to ground and first floors including part new frontage and new cladding to office	A	77
10/9/00107/MOD	New 4th floor and extensions to ground and first floors including part new frontage and new cladding to officeNON MATERIAL AMENDMENT:Changes to floor plans and elevations to incorporate new entrance stairs to reception area	M04	77
09/04679/COND	Consent, agreement or approval required by conditions 1, 2, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of Planning Application 09/02975/FU	A	77
09/9/00340/MOD	New 4th floor and extensions to ground and first floors including part new frontage and new cladding to officeNON MATERIAL AMENDMENT: Ground floor revision to reposition the disabled access lift and reconfigure the reception area to suit	M01	77
10/01787/FU	Addition of two roller shutters to entrance area of office block	A	77

9, 10 & 12 South Parade Leeds LS1 5QS

Site Plan ref: n/a

ELR ref: 2004790

App Number	Proposal	Decision	% of site
10/01944/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of Planning Application 09/05013/FU	A	77
10/9/00108/MOD	Amendment to approval 09/02975/FU for alterations to 4th floor layout and amendment to reception area glazing and disabled access lift location (09/05013)NON MATERIAL AMENDMENT: Revised floor plans and elevations to allow for new entrance stairs to reception area	M04	77
10/01490/COND	Consent, agreement or approval required by conditions 3, 4, 7 and 8 of Planning Application 09/02975/FU	A	77
09/05013/FU	Amendment to approval 09/02975/FU for alterations to 4th floor layout and amendment to reception area glazing and disabled access lift location	A	77
10/03492/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of Planning Application 10/02313/FU	A	77
10/02313/FU	Variation to condition 2 of previous approval 09/05013/FU relating to internal layouts	A	77

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Offices (09/02975/FU) – Completed 01/03/2012 - before the base date of the plan.

Arches 1 - 8 Church Walk LS2

Site Plan ref: n/a ELR ref: 2005030

Site Details

Easting	430627	Northing	433376	Site area ha	0.21	SP7	
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Education

Neighbouring land uses

Transport tracks and ways

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
Site comprises of bays under the railway arches at Church Walk

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	3.50
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Nearest train station	Leeds City
Nearest train station distance (m)	953.17
Nearest bus stop	10686
Nearest bus stop distance (m)	78.15

Agricultural classification	
Grade	Percent
Urban	100

Arches 1 - 8 Church Walk LS2

Site Plan ref: n/a ELR ref: 2005030

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets accessibility standards		5
Access comments		
Access from Kirkgate		5
Local network comments		
Small site low impact		5
Mitigation measures		Total score
		15
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ2&3 (within site apart from northern boundry and south west corner of site). See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported	

Arches 1 - 8 Church Walk LS2

Site Plan ref: n/a ELR ref: 2005030

Education comments

Flood Risk

Site is located in Flood Zones 1, 2 and 3A(i). Offices are appropriate for all 3 zones, however, a FRA is required for development in zones 2 and 3. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/05439/FU	Use of vacant railway arches as use classes A1, A2, A3, A4,A5 and B1, with new frontages and mezzanine floor to each arch	A	100
11/00526/COND	Consent, agreement or approval required by conditions 4, 5, 6, 7, 8, 15, 16, 18 and 21 of Planning Application 09/05439/FU	SPL	100

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site not available as it is being used for day nursery

11-14 Bond Court LS1

Site Plan ref: n/a ELR ref: 2005050

Site Details

Easting	429903	Northing	433574	Site area ha	0.01	SP7	
HMCA	City Centre			Ward	City and Hunslet		

Site Characteristics

Site type	Brownfield
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On-site land uses

Office

Neighbouring land uses

Office

Other land uses - None

Topography	Flat	Landscape	
Boundaries		Road front	No

Description

Building on south side of Bond Court

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	437.21
Nearest bus stop	1131
Nearest bus stop distance (m)	39.88

Agricultural classification	
Grade	Percent
Urban	100

11-14 Bond Court LS1

Site Plan ref: n/a

ELR ref: 2005050

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets accessibility standards

5

Access comments

As existng building

5

Local network comments

Small site low impact

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection, no mitigation required

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

LCC

Ecology support Supported

Supported

11-14 Bond Court LS1

Site Plan ref: n/a

ELR ref: 2005050

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/03717/FU	Change of use of ground floor sandwich bar to office (B1 use)	A	100
10/01331/COND	Consent, agreement or approval required by conditions 2, 3 and 4 of Planning Application 09/04202/LI	A	100
10/04781/COND	Consent, agreement or approval required by conditions 1, 2 and 3 of Planning Application 09/03717/FU	W	100
09/04202/LI	Listed Building Application to carry out alterations to ground floor sandwich bar to form office (B1 use)	A	100

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Change of use 09/03717/FU completed before base date of plan.

Hunslet Lane Hunslet Leeds

Site Plan ref: EO2-9 ELR ref: 2005400

Site Details

Easting	430485	Northing	432621	Site area ha	0.28	SP7	
HMCA	City Centre			Ward	City and Hunslet		

Site Characteristics

Site type	Brownfield
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On-site land uses

Storage

Neighbouring land uses

Education

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Linear building with historical use for storage and offices. Potential to redevelop to provide modern offices.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	976.60
Nearest bus stop	14271
Nearest bus stop distance (m)	126.55

Agricultural classification	
Grade	Percent
Urban	100

Hunslet Lane Hunslet Leeds

Site Plan ref: EO2-9 ELR ref: 2005400

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets accessibility standards		5
Access comments		
Access onto Butterley Street		5
Local network comments		
Pedestrian / Cycle connectivity needs expanding		4
Mitigation measures		Total score
Pedestrian / cycle improvements		14
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported - Green.	

Hunslet Lane Hunslet Leeds

Site Plan ref: EO2-9 ELR ref: 2005400

Education comments

Flood Risk

Site is located entirely within SFRA FZ 3A(ii). However, the Leeds FAS modelling indicates that the current standard of protection is 1 in 75 yrs and once the FAS comes into operation the site will be protected to 1 in 100 yrs. Detailed FRA required for any development. Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/03025/FU	Change of use of former soft play centre to warehousing & distribution (use class B8) with small factory shop and ancillary offices	A	100

Conclusions

Submission Draft Plan Allocation

Office allocation

Submission Draft Plan Allocation Conclusion

Site suitable for redevelopment to provide linear office building

Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter

Site Plan ref: n/a ELR ref: 2005500

Site Details

Easting	430901	Northing	433436	Site area ha	1.07	SP7	
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

General
Manufacturing and Wholesale
Office
Residential institution

Neighbouring land uses

Office
Storage
Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Lozenge shaped site bounded by York St to the north, Duke St to the south west and Marsh Lane to the east. It has the railway viaduct running east-west through the site, with arches in various business uses. North of the railway facing York St is the hostel and a number of business uses. South of the railway is a drop-in-centre and the Coop Funeral services building.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	22.47
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Nearest train station	Leeds City
Nearest train station distance (m)	1233.21
Nearest bus stop	6451
Nearest bus stop distance (m)	36.98

Agricultural classification	
Grade	Percent
Urban	100

Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter

Site Plan ref: n/a ELR ref: 2005500

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	
Use existing access locations	5
Local network comments	
Modest additional impact due to existng uses	4
Mitigation measures	Total score
	14
Highways site support	
Yes	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
Supported - Green.	

Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter

Site Plan ref: n/a ELR ref: 2005500

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Majority of buildings on site are fully occupied. Land not available for redevelopment

Kirkstall Road Car Park

Site Plan ref: EO2-6 ELR ref: 2005630

Site Details

Easting	429020	Northing	433621	Site area ha	0.74	SP7	
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Car Parks

Neighbouring land uses

Office

Hotels, boarding and guest houses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Island road site currently in use as a surface car park. Potential to develop multi-storey buildings as well as lay out greenspace.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	96.30
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Nearest train station	Leeds City
Nearest train station distance (m)	797.73
Nearest bus stop	12034
Nearest bus stop distance (m)	143.35

Agricultural classification	
Grade	Percent
Urban	100

Kirkstall Road Car Park

Site Plan ref: EO2-6 ELR ref: 2005630

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets PT accessibility and standards but lacking in local services		4
Access comments		
Access possible via exisitng car park arrangements		4
Local network comments		
Congestion on West St Gyratory, Ring Road and Armley Gyratory, pedestrian access poor		3
Mitigation measures		Total score
Improvements to surrounding network for traffic and pedestrians		11
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - Green.	

Kirkstall Road Car Park

Site Plan ref: EO2-6 ELR ref: 2005630

Education comments

Flood Risk

Site entirely located within SFRA FZ3A(ii). Source is River Aire. A detailed FRA is required for any development. Surface water flood risk = Low
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Office allocation

Submission Draft Plan Allocation Conclusion

Site originally advanced as a mixed use residential opportunity, but residential no longer considered suitable because of road island setting. Part of the site would be suitable for a multi storey office building. Part would be suitable as a multi-storey car park. Part should be provided as greenspace

Site Details

Easting	430111	Northing	433623	Site area ha	0.07	SP7	
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses	
Amusement and show places	

Neighbouring land uses	
Office	
Restaurants and Cafes	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
3-4 storey historic building in use as a venue for weddings, parties, conferences etc.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	100.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	601.57
Nearest bus stop	1860
Nearest bus stop distance (m)	137.73

Agricultural classification	
Grade	Percent
Urban	100

Leeds Club Albion Place

Site Plan ref: n/a ELR ref: 2005640

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Access only available as exisitng via Albion St		3
Local network comments		
small site, exisitng use		4
Mitigation measures		Total score
		12
Highways site support		
yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - Green.	

Leeds Club Albion Place

Site Plan ref: n/a ELR ref: 2005640

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/03542/FU	Access ramp to front; alterations to railing to form gate	W	95
14/03543/LI	Listed Building application for internal and external alterations	W	95

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Not available because site has become fully established as a conference and hospitality venue.

Site Details							
Easting	430441	Northing	433413	Site area ha	0.09	SP7	
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Derelict	
Neighbouring land uses	
Shops	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Remains of historic listed White Cloth Hall building on the south side of Kirkgate. Forms part of a parade of shops.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	100.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Leeds City
Nearest train station distance (m)		780.82
Nearest bus stop		4471
Nearest bus stop distance (m)		23.34
Agricultural classification		
Grade	Percent	
Urban	100	

Crown Street - White Cloth Hall LS2

Site Plan ref: n/a ELR ref: 2005670

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Access from Crown Street		4
Local network comments		
OK		5
Mitigation measures		Total score
		14
Highways site support		
yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - Green.	

Crown Street - White Cloth Hall LS2

Site Plan ref: n/a ELR ref: 2005670

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/04668/COND	Consent, agreement or approval required by condition 3 of Planning Application 20/171/05/LI	A	100
10/00181/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 20/171/05/LI	R	100

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

It is considered that there is no scope for offices in a retail/heritage led regeneration scheme.

Site Details							
Easting	430163	Northing	432262	Site area ha	3.41	SP7	
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Car Showroom	
Manufacturing and Wholesale	
Office	
Neighbouring land uses	
Manufacturing and Wholesale	
Energy production and distribution	
Office	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description	
Site currently occupied by business premises and car showrooms	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	12.94	
Nearest train station	Leeds City	
Nearest train station distance (m)	1041.34	
Nearest bus stop	11274	
Nearest bus stop distance (m)	89.93	
Agricultural classification		
Grade	Percent	
Urban	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Access from Apex Way		5
Local network comments		
Congestion on Meadow Road gyratory		4
Mitigation measures		Total score
		14
Highways site support		
Yes- with mitigation		
Contingent on other sites		

Highways England	
Impact	Major impact
Network Status	Likely to require significant physical mitigation
B1 impact. C3 no material impact	

Network Rail	
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Yorkshire Water	
Treatment Works	
Appropriate stand-off distances/diversion will be required for all infrastructure	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - Green.	

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Most parts of site occupied and in use. Unlikely to be available until after the plan period.

Site Details							
Easting	430254	Northing	432365	Site area ha	0.77	SP7	
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Energy production and distribution	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Same site as housing 2014 on west side of Kidacre St.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	99.97
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Nearest train station	Leeds City
Nearest train station distance (m)	999.22
Nearest bus stop	11274
Nearest bus stop distance (m)	207.57

Agricultural classification	
Grade	Percent
Urban	100

Kidacre Street, Motorcycle Training Area

Site Plan ref: n/a ELR ref: EMP00283

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Access using exisitng access arrangements		4
Local network comments		
Leathley Road / Jack Lane junction and Meadow Road gyratory impact		3
Mitigation measures		Total score
mitigation likely		12
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - Green.	

Kidacre Street, Motorcycle Training Area

Site Plan ref: n/a ELR ref: EMP00283

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Leeds FAS modelling shows site is entirely in FZ1. Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site blighted by HS2

Site Details							
Easting	429499	Northing	432620	Site area ha	11.37	SP7	City Centre Infill
HMCA	City Centre				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	96.77	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	3.18	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	24.65
-----------------	-------

Nearest train station	Leeds City
Nearest train station distance (m)	602.85
Nearest bus stop	12632
Nearest bus stop distance (m)	134.38

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Frequent bus services in 600m of centre of site, primary education and health available		4
Access comments		4
Exisitng network will require some up grading to accommodate the development but within control of the development sites		
Local network comments		4
Capacity concerns on Meadow Road and M621. Impact of City Centre Transport Strategy will need to be included		
Mitigation measures		Total score
Improvements required to local roads and capacity improvements on wider network		
		12
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Temple Works Mixed Use Site

Site Plan ref: MX2-35 ELR ref: 5349

Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	
Submission Draft Plan Allocation Conclusion	
Landowner suggested one single mixed use site to replace a number of proposed allocations and identified sites.	

Site Details							
Easting	438586	Northing	434040	Site area ha	21.17	SP7	Main Urban Area Extension
HMCA	East Leeds				Ward	Temple Newsam	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Transport tracks and ways	

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	
Triangular site of agricultural fields bounded by railway to the northeast and M1 to the southeast, Thorpe Park site to the west.	

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	92.54	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	99.71
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Nearest train station	Garforth
Nearest train station distance (m)	2110.07
Nearest bus stop	9907
Nearest bus stop distance (m)	763.79

Agricultural classification	
Grade	Percent
Grade 2	22.08
Grade 3	44.95
Grade 3b	30.38
Grade 3a	2.59

Barrowby Lane, Manston LS15

Site Plan ref: MX2-38

ELR ref: 2086

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads) so release of the site would not set a precedent for further Green Belt sprawl.
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Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
No Public Transport or other local services	1
Access comments	
No frontage to adopted highway. Needs access via site 2039 but MLLR is likely to segregate or remove access options.	1

Barrowby Lane, Manston LS15

Site Plan ref: MX2-38

ELR ref: 2086

Local network comments

Reliant of adjacent site and MLLR/ELOR. Possible works to J46.

2**Mitigation measures**

Access needs to be resolved. Manston Lane Link Road/East Leeds Orbital Road required to resolve traffic impacts. Possible works to J46.

Total score**4****Highways site support**

no

Contingent on other sites

yes

Highways England

Impact No material impact

Network Status

No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail

Level crossings/bridge strength/asset protection Very long term four tracking

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support Supported

Supported

Education comments

East Leeds Extension – 7000 houses plus sites 2062, 3119, 282, 1297, 2086, 2039 generates 1,750 primary and 700 secondary children. Already in discussions with planners and developers re. new primary and secondary school provision.

Flood Risk**Utilities**

Gas

Electric

Fire and Rescue

Telecoms

Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads and railway) so release of the site would not set a precedent for further Green Belt sprawl. Site allocated for a mix of housing and employment, to reflect the strategically advantageous location adjacent the M1 Motorway.	

Site Details							
Easting	437511	Northing	434882	Site area ha	0.96	SP7	
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Neighbouring land uses	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	

Description	Site is currently in use for HGV storage or similar in connection to adjacent user. Accessible site within an employment area.
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Cross Gates	
Nearest train station distance (m)	1301.97	
Nearest bus stop	7145	
Nearest bus stop distance (m)	52.75	
Agricultural classification		
Grade	Percent	
Grade 3	100	

Manston La Sandreas Way Ls15

Site Plan ref: n/a ELR ref: 3200011

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Within 10mins walk of frequent bus services	3
Access comments	
Access onto Sandreas Way	5
Local network comments	
Exisitng use, small site, little impact	4
Mitigation measures	Total score
	12
Highways site support	
Yes	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 under 1ha. See comments in our previous I&O consultation.

LCC

Ecology support	Supported

Manston La Sandreas Way Ls15

Site Plan ref: n/a

ELR ref: 3200011

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/04909/COND	Consent, agreement or approval required by conditions 3, 4, 9, 11, 13, 14, 16 and 17 of Planning Application 32/141/05/FU	INT	99
10/9/00074/MOD	Extension to warehouse and laying out of secure floodlights to trailer park and depotNON MATERIAL AMENDMENT: Amendments to elevational treatment of warehouse office refurbishment. Amendments to parking layout and access arrangements.	M01	99
12/9/00067/MOD	Extension to warehouse and laying out of secure floodlights to trailer park and depot NON MATERIAL AMENDMENT to 32/141/05/FU:Creation of a landscape zone between the service yard and car parking area		99

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site has been developed as part of a trailer park (B8) prior to the Plan Period. No longer available for new allocation.

Site Details							
Easting	437629	Northing	433006	Site area ha	0.13	SP7	
HMCA	East Leeds				Ward	Temple Newsam	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Dwellings	
Neighbouring land uses	
Manufacturing and Wholesale	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	The last area of land to be developed as part of the Colton Mill regeneration site (previously a Council owned site). Office buildings have recently been constructed to the south of the application site and further construction is currently taking place to erect additional office accommodation to the north. To the west a strip of land has been left un-developed to protect Grims Ditch (a Scheduled Monument) although beyond this a crèche, hotel, medical centre and number of drive thru restaurants are located.
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station	Cross Gates	
Nearest train station distance (m)	1971.27	
Nearest bus stop	3752	
Nearest bus stop distance (m)	110.02	
Agricultural classification		
Grade	Percent	
Grade 3	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Use existing access arrangements		4
Local network comments		
small site, little impact		4
Mitigation measures		Total score
		13
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agency			
Constraints			
FZ1 under 1ha. See comments in our previous I&O consultation.			
LCC			
Ecology support	Supported		

Education comments

Flood Risk

Flood zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/05179/FU	Detached two storey outbuilding comprising garage and annexe accommodation	A	87
14/04403/FU	Detached two storey outbuilding comprising of garage and annexe accommodation	W	87
09/04217/FU	Detached two storey outbuilding comprising garage and annex accommodation	W	88

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Already converted to a five bedroom dwelling. No longer available for new allocation.

Site Details							
Easting	434887	Northing	438558	Site area ha	9.71	SP7	
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Outdoor sport facility	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Greenfield site on north side of Red Hall Lane, west of A58.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		100.00
Nearest train station	Cross Gates	
Nearest train station distance (m)	4342.14	
Nearest bus stop	9531	
Nearest bus stop distance (m)	180.38	

Agricultural classification	
Grade	Percent
Grade 3	99.6
Grade 3b	0.4

Red Hall Lane LS17

Site Plan ref: n/a

ELR ref: 3203180

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Fails to meet accessibility standards

2

Access comments

Access on to A58 options possible

4

Local network comments

A58 / Ring Road congestion

3

Mitigation measures

provision of ELOR and improved PT

Total score

9

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact	Major impact	Network Status	Likely to require significant physical mitigation
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Network Rail**Yorkshire Water**

Treatment Works	Knostrup
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Knostrup High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1ha. See comments in our previous I&O consultation.

Red Hall Lane LS17

Site Plan ref: n/a ELR ref: 3203180

LCC	
Ecology support	Supported
Supported - Green.	

Education comments	

Flood Risk	
Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	

Submission Draft Plan Allocation Conclusion	
UDP key business park allocation, but site has recent planning permission, and offices no longer acceptable in this location as out of centre. Other B1 uses not realistic here as adjacent to Listed Buildings and would be surrounded by housing. Propose residential use in line with adjacent land to east and west as part of East Leeds Extension.	

Site Details							
Easting	437488	Northing	434563	Site area ha	20.47	SP7	
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant building	
Neighbouring land uses	
Storage	
Manufacturing and Wholesale	
Transport tracks and ways	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	The site itself includes extensive areas of hard-surfacing associated with the site's previous tank manufacturing use and all previous buildings have now been demolished. Vehicle access into the site is provided both from Manston Lane and Austhorpe Lane.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	1.14
-----------------	------

Nearest train station	Cross Gates
Nearest train station distance (m)	1210.21
Nearest bus stop	11579
Nearest bus stop distance (m)	164.82

Agricultural classification	
Grade	Percent
Grade 3	100

Former Vickers Factory Manston Lane LS15

Site Plan ref: n/a

ELR ref: 3203230

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility

4

Access comments

Good access achievable

4

Local network comments

requires Manston Lane Link Road

3

Mitigation measures

MLLR is required

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact Major Impact

Network Status

Likely to require significant physical mitigation

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail

Yorkshire Water

Treatment Works

Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

Former Vickers Factory Manston Lane LS15

Site Plan ref: n/a

ELR ref: 3203230

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance breeding and terrestrial habitat for Great Crested Newts - to be achieved partly through retaining a minimum 40metre buffer along the entire length of the railway line with new breeding ponds with terrestrial habitat that is positively managed. This site supports a population of Great Crested Newts - also present on the opposite side of the railway line which forms the southern boundary of the site. The site has also records for notable red and amber list birds - provide locally native species tree and shrub planting for passerine bird species.	
Education comments	
Flood Risk	
Flood Zone 1. Possible flood risk at SE corner of site from un-named watercourse. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
14/02514/OT	Hybrid application for outline application for up to 385 dwellings, retail development, associated site access, landscaping and site works with full details provided for an additional 100 dwellings including site access, public open space and landscaping		97
09/04999/OT	00298/OIT)Outline application for residential (C3), employment (B1c), health centre (D1), foodstore (A1), ancillary uses (A1/A2/A3/A4), community building (A4/D2), associated car parking, landscaping and infrastructure		100
14/02521/FU	Site remediation works (including prior extraction of coal, demolition of existing buildings, removal of hard standing, mine shafts and other below ground structures and re-instatement of ground)	A	97

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
Residential scheme approved 16/03/2009 (08/03440/OT) and 02/12/2011 (11/02315/RM) on adjoining site. Developer interest expressed	

Former Vickers Factory Manston Lane LS15

Site Plan ref: n/a **ELR ref:** 3203230

through planning application for residential use with associated community facilities and ancillary uses (pending decision subject to prior extraction of coal and the implementation of the Manston Lane Link Road) (14/02514/OT and 14/02521/FU). Proposed for residential allocation. Highly unlikely to be available for employment allocation.

Residential Scheme At Former Vickers Defence Factory Manston Lane Ls 15

Site Plan ref: n/a ELR ref: 3203231

Site Details

Easting	437009	Northing	434591	Site area ha	4.98	SP7	
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Neighbouring land uses

Manufacturing and Wholesale

Vacant land

Storage

Transport tracks and ways

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

The site itself includes extensive areas of hard-surfacing associated with the site's previous tank manufacturing use and all previous buildings have now been demolished. Vehicle access into the site is provided both from Manston Lane and Austhorpe Lane.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.06
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Nearest train station	Cross Gates
Nearest train station distance (m)	739.59
Nearest bus stop	6286
Nearest bus stop distance (m)	127.34

Agricultural classification	
Grade	Percent
Grade 3	100

Residential Scheme At Former Vickers Defence Factory Manston Lane Ls 15

Site Plan ref: n/a ELR ref: 3203231

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets accessibility standards

5

Access comments

use existing access off Manston Lane

4

Local network comments

May need MLLR for intensive use

4

Mitigation measures

May need MLLR

Total score

13

Highways site support

Yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection, no mitigation required

Network Rail

Yorkshire Water

Treatment Works Knostrop

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation.

LCC

Ecology support Supported

Supported

Residential Scheme At Former Vickers Defence Factory Manston Lane Ls 15

Site Plan ref: n/a

ELR ref: 3203231

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/03016/COND	Consent, agreement or approval required by conditions 10, 11, 12, 13 and 14 of Planning Application 08/03440/OT		100
11/02731/COND	Consent, agreement or approval required by conditions 21 and 22 of Planning Application 08/03440/OT	A	100
12/01996/COND	Consent, agreement or approval required by conditions 4, 6, 7, 8, 16, 19, 20, 28, 29, 30, 31 and 33 of Planning Application 08/03440/OT		100
12/9/00012/MOD	Reserved Matters Application for 129 houses and 19 flats NON MATERIAL AMENDMENT to 11/02315/RM: Plots 11 & 12 house types switched to improve site entrance	M01	100
14/9/00041/MOD	Reserved Matters Application for 129 houses and 19 flats NON MATERIAL AMENDMENT to 11/02315/RM: Amended roof pitch and alterations to window detailing and porch elements to plots 38 to 41, 48, 49.	M01	100
13/04915/COND	Consent, agreement or approval required by condition 27 of Planning Application 08/03440/OT		100
13/00581/COND	Consent, agreement or approval required by conditions 5, 10, 11, 12, 13, 14 of Planning Application 08/03440/OT		100
12/01998/COND	Consent, agreement or approval required by conditions 6, 7, 10, 11 and 12 of Planning Application 11/02315/RM		100
11/02315/RM	Reserved Matters Application for 129 houses and 19 flats	A	100
12/9/00062/MOD	Reserved Matters Application for 129 houses and 19 flats NON MATERIAL AMENDMENT to 11/02315/RM: Minor amendments to plans and elevations for flat block B only	M01	100

Residential Scheme At Former Vickers Defence Factory Manston Lane Ls 15

Site Plan ref: n/a ELR ref: 3203231

App Number	Proposal	Decision	% of site
13/00582/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 11/02315/RM		100
11/02808/COND	Consent, agreement or approval required by condition 16 of Planning Application 08/03440/OT		100

Conclusions

Submission Draft Plan Allocation
Not allocated for employment use

Submission Draft Plan Allocation Conclusion
Residential scheme approved 16/03/2009 (08/03440/OT) and 02/12/2011 (11/02315/RM).

R/o Woodville Garage York Road Whinmoor Ls14

Site Plan ref: n/a ELR ref: 3203490

Site Details

Easting	436008	Northing	436679	Site area ha	0.42	SP7	
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site includes 3, single storey industrial buildings divided into 4 units with a large area of hardstanding used for informal parking. With the exception of the site and the hand car wash use fronting York Road, the surrounding area is residential in character.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	2249.27
Nearest bus stop	9974
Nearest bus stop distance (m)	105.89

Agricultural classification	
Grade	Percent
Urban	100

R/o Woodville Garage York Road Whinmoor Ls14

Site Plan ref: n/a

ELR ref: 3203490

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets PT accessibility and standards

5

Access comments

Access of York Road

5

Local network comments

Small site unlikely to cause issues . No right turn out of site. Formation of right turn unlikely to be supported possible issues with u-turning vehicles north of splitter island.

3

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

Site not found in GIS files provided by LCC - please provide grid reference for further comments

R/o Woodville Garage York Road Whinmoor Ls14

Site Plan ref: n/a

ELR ref: 3203490

LCC

Ecology support Supported

Supported

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Gained permission for housing 08/04/2015 (14/03560/FU) and therefore no longer available for employment.

Former ice-cream factory, Manston Road, Leeds, LS15 8SX

Site Plan ref: EG2-27 ELR ref: EMP00357

Site Details

Easting	437427	Northing	434835	Site area ha	3.43	SP7	
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Cross Gates
Nearest train station distance (m)	1206.89
Nearest bus stop	11579
Nearest bus stop distance (m)	113.86

Agricultural classification

Grade	Percent
Grade 3	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Former ice-cream factory, Manston Road, Leeds, LS15 8SX

Site Plan ref: EG2-27 ELR ref: EMP00357

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Part PT meets rest		4
Access comments		5
Access from Manston Lane		
Local network comments		4
Site can only be delivered with Manston Lane Link + ELOR		
Mitigation measures		Total score
		13
Highways site support		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	

Utilities	
Gas	

Former ice-cream factory, Manston Road, Leeds, LS15 8SX

Site Plan ref: EG2-27 ELR ref: EMP00357

Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/04788/FU	Installation of 9.2m high sugar storage silo to factory	A	98

Conclusions

Submission Draft Plan Allocation	
General employment allocation	
Submission Draft Plan Allocation Conclusion	
Brownfield site in the Main Urban Area. Site is currently vacant. It is located in an area of mixed characters consisting of residential and commercial use. This site represent good opportunity to provide local jobs for the proposed new housing allocations in this area and in creating sustainable communities.	

Land At Junction Coal Road/Ring Road, Seacroft, Leeds

Site Plan ref: n/a ELR ref: CFSM025

Site Details

Easting	435632	Northing	437189	Site area ha	3.65	SP7	
HMCA	East Leeds				Ward	Cross Gates and Whinmoor	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Site is identified general employment site EG1-32

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Cross Gates
Nearest train station distance (m)	2819.06
Nearest bus stop	10232
Nearest bus stop distance (m)	69.29

Agricultural classification

Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Land At Junction Coal Road/Ring Road, Seacroft, Leeds

Site Plan ref: n/a

ELR ref: CFSM025

Summary of infrastructure provider comments**Highways England**

Impact	Minor Material Impact	Network Status	No objection subject to satisfactory mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.			

Network Rail**Yorkshire Water**

Treatment Works	

Environment Agency

Constraints	
FZ1 - no constraints	

LCC

Ecology support	Supported
Supported	

Education comments**Flood Risk****Utilities**

Gas	

Electric**Fire and Rescue****Telecoms****Other**

Heritage England	

Natural England**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/00318/OT	Laying out of access road and erect private hospital and B1, B2 and B8 units.	A	75
10/01751/EXT	Extension of Time Period for outline planning permission 07/04758/OT	W	100

Land At Junction Coal Road/Ring Road, Seacroft, Leeds

Site Plan ref: n/a ELR ref: CFSM025

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Site with planning permission and under construction for B2 and B8 uses (with ancillary B1), with drive-through restaurant. 15/05018/FU and 16/03742/FU.

Site Details

Easting	428504	Northing	433848	Site area ha	5.16	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale
Derelict
Shops
Office

Neighbouring land uses

Dwellings
Shops
Hotels, boarding and guest houses
General
Office

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

The southern end of the site is a contaminated derelict area - formerley Yorkshire Chemicals. Across the river is the site of the new social hosuing area - Otter Island. Central part of the site is now largely derelict. The residual buildings have a number of uses. The northern end of the site (old Arla factory) still has uses on it including managed office space and a bus repair garage. The whole site is in flod area and most is likely to have varying levels of contamination.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	1358.03
Nearest bus stop	9924
Nearest bus stop distance (m)	102.02

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets CS standards but distant from rail		5
Access comments		
Adequate frontage Kirkstall Road		5
Local network comments		
Congestion on A65		3
Mitigation measures		Total score
Improvements will be required at the West Street Gyratory junction, WellingtonBridge Road / A58 Inner Ring Road junction, Armley Gyratory and Willow Road junction. The existing footbridge over the River Aire should be refurbished or replaced to provide a pedestrian and cycle link to the development to the south and the canal.		13
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact	Material impact	Network Status	No objection subject to satisfactory mitigation

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

Kirkstall Road, Leeds

Site Plan ref: MX2-9 ELR ref: 3390_3393

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided, including provision of a biodiversity buffer (not private garden space) alongside the River Aire.	

Education comments	

Flood Risk	
Site is located within SFRA FZ 3A(ii) - very high probability of flooding (AEP >0.05). Sequential and Exceptions Tests must be passed. Suggest that flats are provided at first floor level and above, if the site is to be used for dwellings.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Suitable site for offices and high density housing on the fringes of the city centre. A brief is being prepared for appropriate masterplanning with similar nearby sites.	

Hudson Road, Hudson Mill (Arcadia), Burmantofts

Site Plan ref: MX2-37 ELR ref: 1145A

Site Details

Easting	432120	Northing	434239	Site area ha	20.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale
Wholesale distribution

Neighbouring land uses

Wholesale distribution
Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site is mostly a large manufacturing building. The site has been submitted. There is are areas of residential housing to the north east and south weat of the site. Site is flat.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	14.20
-----------------	-------

Nearest train station	Leeds City
Nearest train station distance (m)	2644.23
Nearest bus stop	12017
Nearest bus stop distance (m)	249.75

Agricultural classification	
Grade	Percent
Urban	100

Hudson Road, Hudson Mill (Arcadia), Burmantofts

Site Plan ref: MX2-37

ELR ref: 1145A

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

4buses per hour, 100% primary, 100% health, 100% secondary

5

Access comments

access achievable from Stoney Rock Lane, Hudson Road, Trent Street and Torre Road

5

Local network comments

Large site will have an impact on the network that will need to be addressed through transport assessment.

3

Mitigation measures

Capacity improvements, alterations to traffic calming/on-street parking bays

Total score

13

Highways site support

Yes with mitigation

Contingent on other sites

No

Highways England

Impact

Network Status

No objection

Network Rail

Yorkshire Water

Treatment Works

Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Hudson Road, Hudson Mill (Arcadia), Burmantofts

Site Plan ref: MX2-37 ELR ref: 1145A

LCC	
Ecology support	Supported with mitigation
Supported with Mitigation (Amber). A number of ecological features exist along boundaries and within the site that will need to be retained - including woodland blocks towards west of the site.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
The northern part of this site lies opposite the Beckett Street Cemetery a Grade II Registered Park and Garden. If allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset are not harmed.	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Brownfield site in main Urban Area. Suitable for residential with employment.	

Armley Gyratory - former Gas Works

Site Plan ref: MX2-11 ELR ref: 1265

Site Details

Easting	428499	Northing	433184	Site area ha	5.42	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

Site Characteristics

Site type	Brownfield
On-site land uses	
Other	
Neighbouring land uses	
Outdoor amenity and open space	
Dwellings	
Other land uses	
Centrica training site	

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site comprises of two areas. The site in the middle of Armley Gyratory which is ostensibly a car park. The rest of the site is currently a research/training centre for British Gas and is in existing employment use. There is residential to the west of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationships

LCC ownership %	0.49
Nearest train station	Leeds City
Nearest train station distance (m)	1193.04
Nearest bus stop	599
Nearest bus stop distance (m)	164.54

Agricultural classification	
Grade	Percent
Urban	100

Armley Gyratory - former Gas Works

Site Plan ref: MX2-11

ELR ref: 1265

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools

Rank (1-5)

4

Access comments

Site requires complete re-ordering of Armley Gyratory which would need to be supported by more intensive development than suggested.

2

Local network comments

Congestion at Armley Gyratory

2

Mitigation measures

Major reordering of Armley Gyratory required

Total score

8

Highways site support

yes - with mitigation

Contingent on other sites

Better to combine with 1340

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. Historic Landfill on southern part of site. See comments in main text of our response.

Armley Gyratory - former Gas Works

Site Plan ref: MX2-11 ELR ref: 1265

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
With the proposed remodelling of the Armley Gyratory junction land should become available for housing and general employment development. It is a suitable location for both.	

Benyon House

Site Plan ref: MX2-13 ELR ref: 3015

Site Details

Easting	431170	Northing	428283	Site area ha	2.48	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Middleton Park	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Office
Storage

Neighbouring land uses

Manufacturing and Wholesale
Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Cleared site except for tower to front of site with mobile communication equipment affixed. Site has excellent access onto a roundabout and an ASDA and local retail centre nearby. Across the road is residential.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	3.51
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	4186.46
Nearest bus stop	5609
Nearest bus stop distance (m)	87.31

Agricultural classification	
Grade	Percent
Urban	100

Benyon House

Site Plan ref: MX2-13

ELR ref: 3015

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

4buses per hour, 100% primary, 100% health, 0% secondary

4

Access comments

access achievable

5

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

no

Highways England

Impact No material impact Network Status No objection

n/a

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Benyon House

Site Plan ref: MX2-13 ELR ref: 3015

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/05148/DEM	Determination for demolition of warehouse and offices	A	95
09/01727/FU	Single storey retail store, with service yard, car parking and landscaping	R	95
10/04652/FU	Single storey retail store with service yard, car parking and landscaping	W	95
11/04785/EXT	Extension of time of planning application 08/06735/FU for replacement 25m high lattice telecommunications mast to chimney of offices	W	100

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.	

Wellington Road, Leeds

Site Plan ref: MX2-10 ELR ref: 3408

Site Details

Easting	428776	Northing	433449	Site area ha	2.48	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site is currntly an industrial estate with partial occupancy. To the north west is some land that has recently been given permission for 113 residential units. Good public transport networks nearby.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	98.60	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	951.59
Nearest bus stop	11060
Nearest bus stop distance (m)	158.23

Agricultural classification	
Grade	Percent
Urban	100

Wellington Road, Leeds

Site Plan ref: MX2-10

ELR ref: 3408

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Core Strategy standards close to city centre

5

Access comments

Adequate frontage but high percentage commercial vehicles

3

Local network comments

Possible cumulative impact but ok for 48 units

4

Mitigation measures

none

Total score

12

Highways site support

yes

Contingent on other sites

no

Highways England

Impact No material impact

Network Status

No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster.

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ2 site. Main River (River Aire) runs to NE of site. See comments in main text of our reply

Wellington Road, Leeds

Site Plan ref: MX2-10 ELR ref: 3408

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). This site lies between the River Aire and Leeds Liverpool Canal SEGI which is an important wildlife corridor for birds, bats, otters and fish - forms part of the Leeds Habitat Network. Without mitigation residential development of this site could result in increased levels of disturbance for the river and canal. Re-development of this site will need to deliver remediation of parts of the site to benefit biodiversity.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
Employment allocations 2004069 and CFSM041 and housing allocation 3408 are all adjacent to the Leeds-Liverpool Canal local nature conservation site	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Suitable site for offices and high density housing on the fringes of the city centre. A brief is being prepared for appropriate masterplanning with similar nearby sites.	

Land at Elland Road Holbeck

Site Plan ref: n/a ELR ref: 2001200

Site Details

Easting	428011	Northing	431234	Site area ha	4.22	SP7	
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
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On-site land uses

Terminals and Interchanges

Neighbouring land uses

Outdoor sport facility

Other

Office

Dwellings

Wholesale distribution

Storage

Manufacturing and Wholesale

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

The neighbouring land uses are complex and singular. Elland Road (LUFC) borders the site to the east which has football as well as two conference areas. Also to the south the site has West Yorkshire HQ of the Police. Although offices this also has other uses. The site is next to a railway line and just south of the M621. The site is now used as a Park and Ride. Another part of the site has an approved application for a ice Rink.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	98.97
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Nearest train station	Cottingley
Nearest train station distance (m)	1321.83
Nearest bus stop	13480
Nearest bus stop distance (m)	165.35

Agricultural classification	
Grade	Percent
Urban	100

Land at Elland Road Holbeck

Site Plan ref: n/a ELR ref: 2001200

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	
Access via existing signalised junction with improvement	4
Local network comments	
Ring Road congestion	3
Mitigation measures	Total score
site access signals improvement	12
Highways site support	
yes with mitigation	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
Supported - Green.	

Land at Elland Road Holbeck

Site Plan ref: n/a ELR ref: 2001200

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/03499/LA	Use of site as new park and ride facility	A	67
14/00244/COND	Consent, agreement or approval required by conditions 3, 5, 6, 9, 10, 11, 13 and 16 of Planning Application 13/03499/LA	A	67

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Not available. The site is currently used as a Park and Ride with the residual area having permission for an ice rink.

Wellbridge Industrial Estate Graingers Way Ls12

Site Plan ref: n/a ELR ref: 2002611

Site Details							
Easting	428964	Northing	433193	Site area ha	0.46	SP7	
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Car Parks	
Neighbouring land uses	
Office	
Dwellings	
Shops	
Derelict	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Site appear to be being used as a car park for various buildings along Graingers Way. This includes retail and office uses. Site is part of SHLAA Site 2027 and is marked Green for Housing.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	727.85
Nearest bus stop	789
Nearest bus stop distance (m)	181.94

Agricultural classification	
Grade	Percent
Urban	100

Wellbridge Industrial Estate Graingers Way Ls12

Site Plan ref: n/a

ELR ref: 2002611

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Good accessibility

4

Access comments

Access to adopted highway achievable

4

Local network comments

local congestion issues

3

Mitigation measures

Access and bus stop improvements

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster.

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

Wellbridge Industrial Estate Graingers Way Ls12

Site Plan ref: n/a ELR ref: 2002611

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor function of the Leeds Liverpool Canal (SEGI) along the northern boundary by providing a minimum 20 metres buffer to the canal - that is planted with native trees and shrubs. A stand of trees currently forms this northern boundary.	

Education comments	

Flood Risk	
Part of site in Flood Zone 2	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
There are a number of Listed Buildings to the north of this site (the Round House (Grade II*);the half Round House and the former Railway Repair Shop (both Grade II).	
There is a requirement in the 1990 Act that“special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset are not harmed.	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	

Submission Draft Plan Allocation Conclusion	
Site appear to be being used as a car park for various buildings along Graingers Way. This includes retail and office uses. Site is part of SHLAA Site 2027 and is proposed for Housing.	

Site Details							
Easting	428054	Northing	434096	Site area ha	0.56	SP7	
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Derelict	
Neighbouring land uses	
Manufacturing and Wholesale	
Vacant building	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site off Viaduct Road on north side of Leeds and Liverpool Canal in current use for employment purposes.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	99.96
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Nearest train station	Burley Park
Nearest train station distance (m)	1091.82
Nearest bus stop	8274
Nearest bus stop distance (m)	149.09

Agricultural classification	
Grade	Percent
Urban	100

Ex LCC Depot Viaduct Road LS4

Site Plan ref: n/a ELR ref: 2003190

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Access onto Viaduct Road OK		5
Local network comments		
OK		4
Mitigation measures		Total score
		14
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not Supported
Not supported - RED - The River Aire lies to the immediate south of this proposed allocation. Otters use the sand bank at the base of the revetment wall. Bats will also feed along the river corridor.	

Ex LCC Depot Viaduct Road LS4

Site Plan ref: n/a ELR ref: 2003190

Education comments

Flood Risk

Site is located adjacent to the river Aire and lies within SFRA FZ3A(ii). A detailed FRA is required for any development. Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site unavailable as in current use as storage land by Carillion plc.

Office Scheme Wellington Road & Gotts Road Leeds 12

Site Plan ref: EO2-2 ELR ref: 2004069

Site Details

Easting	428916	Northing	433344	Site area ha	0.49	SP7	
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Wholesale distribution

Shops

Storage

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site is on the edge of the City centre adjacent to the City Island residential scheme. Surrounding areas are predominantly industrial/light industrial.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	790.86
Nearest bus stop	789
Nearest bus stop distance (m)	125.00

Agricultural classification

Grade	Percent
Urban	100

Office Scheme Wellington Road & Gotts Road Leeds 12

Site Plan ref: EO2-2

ELR ref: 2004069

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets PT accessibility and standards

5

Access comments

Access from Gotts Road

5

Local network comments

cumulative impact concern

4

Mitigation measures

Improvements to Armley Gyratory / West Street

Total score

14

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact Major impact Network Status Likely to require significant physical mitigation

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

Site not found in GIS files provided by LCC - please provide grid reference for further comments

Office Scheme Wellington Road & Gotts Road Leeds 12

Site Plan ref: EO2-2 ELR ref: 2004069

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Site is located in Flood Zone 2. More vulnerable and Less vulnerable uses, such as offices, are appropriate. FRA will be required to demonstrate how flood risks will be minimised and managed. Please Note: any development has potential to increase flood risk elsewhere, particularly development of ‘greenfield’ sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	
Employment allocations 2004069 and CFMS041 and housing allocation 3408 are all adjacent to the Leeds-Liverpool Canal local nature conservation site	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/05497/FU	Alterations including new roof and parapet details, two detached generator housings, new boundary treatments, new air condenser and extraction units to Internet data centre	A	99
11/02984/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of Planning Application 10/05497/FU	A	99

Conclusions

Submission Draft Plan Allocation	
Office allocation	

Submission Draft Plan Allocation Conclusion	
Site is on the edge of the City Centre adjacent to the City Island residential block. Suitable edge of city centre location for offices.	

Site Details							
Easting	430666	Northing	431991	Site area ha	0.35	SP7	
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	
On-site land uses	
Manufacturing and Wholesale	
Neighbouring land uses	
Office	
Dwellings	
Manufacturing and Wholesale	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site already developed for employment use.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %		0.01
Nearest train station		Leeds City
Nearest train station distance (m)		1545.66
Nearest bus stop		7870
Nearest bus stop distance (m)		309.49
Agricultural classification		
Grade	Percent	
Urban	100	

Jack Lane/grape Street Hunslet Ls10

Site Plan ref: n/a ELR ref: 2004990

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Within 10mins of bus stop - not fully meeting standard

Rank (1-5)

3

Access comments

Access from Sardinia St

5

Local network comments

likely use low impact

5

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Public transport accessibility comments

Within 10mins of bus stop - not fully meeting standard

Rank (1-5)

3

Access comments

Access from Sardinia St

5

Local network comments

likely use low impact

5

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Jack Lane/grape Street Hunslet Ls10

Site Plan ref: n/a

ELR ref: 2004990

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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Network Rail**Yorkshire Water**

Treatment Works

Environment Agency

Constraints
FZ1 under 1ha. See comments in our previous I&O consultation. , Historic landfill (approx 200m south east of site)

LCC

Ecology support	Supported
Supported	

Education comments**Flood Risk**

Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
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Utilities

Gas

Electric**Fire and Rescue****Telecoms****Other**

Heritage England

Natural England**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/03056/FU	3 business units in 1 block (use classes B2 and B8 and ancillary B1), with car parking and landscaping	A	100
10/01206/COND	Consent, agreement or approval required by conditions 2, 3, 4, 6, 7, 8, 9, 11, 13, 16, 20, 21, 22, 23 and 27 of Planning Application 09/03056/FU	A	100

Jack Lane/grape Street Hunslet Ls10

Site Plan ref: n/a ELR ref: 2004990

App Number	Proposal	Decision	% of site
11/00312/COND	Consent, agreement or approval required by conditions 24 and 25 of Planning Application 09/03056/FU	A	100
12/01274/FU	Installation of solar photovoltaic panels to roof of industrial building	A	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
Site already developed for employment use.	

Gelderd Road Leeds 12

Site Plan ref: EG2-12 ELR ref: 2103385

Site Details							
Easting	427662	Northing	431397	Site area ha	0.99	SP7	
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Shops	
Manufacturing and Wholesale	
Office	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. As it is within a Business Park the site is ideally located for employment uses.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	1355.75
Nearest bus stop	13458
Nearest bus stop distance (m)	81.33
Agricultural classification	
Grade	Percent
Urban	100

Gelderd Road Leeds 12

Site Plan ref: EG2-12

ELR ref: 2103385

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility

4

Access comments

Good existing access

4

Local network comments

congested location but small site

4

Mitigation measures

Total score

12

Highways site support

Yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ3 all of site. See comments in our previous I&O consultation. Wortley Beck(main river) along northern boundary

Gelderd Road Leeds 12

Site Plan ref: EG2-12

ELR ref: 2103385

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the northern boundary adjacent to a small tree lined beck by providing a minimum 20 metre buffer that is planted with native shrubs and small trees. The beck is not continuous and neighbouring areas have been culverted below ground, but the woodland and water still provide valuable habitat and landscape benefits in an otherwise heavily developed area. The adjacent lowland mixed deciduous woodland is a UK Biodiversity Action Plan Priority Habitat.	
Education comments	
Flood Risk	
Site is located in SFRA Flood Zone 3A(i). Industrial uses are appropriate but will need to be supported with a FRA. Wortley Beck runs in open channel to the NE of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
General employment allocation	
Submission Draft Plan Allocation Conclusion	
This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. As it is within a Business Park the site is suited for general employment.	

Site Details							
Easting	427951	Northing	431803	Site area ha	1.62	SP7	
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Office	
Manufacturing and Wholesale	
Storage	
Wholesale distribution	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
The site The developable area of this site is c 1.2 ha rather than the stated figure. It is in a good location for B2/B8 uses on a main radial (A62). The site is on the edge of a largebusniess/ industrial estate and is suitable for employment.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	1822.91
Nearest bus stop	9863
Nearest bus stop distance (m)	97.77
Agricultural classification	
Grade	Percent
Urban	100

Former Co-op Dairy Depot Gelderd Road Ls12

Site Plan ref: EG2-11

ELR ref: 2104230

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets PT accessibility and standards

5

Access comments

Access from Lowfields Road or Benyon Park Way

5

Local network comments

cumulative impact concern

4

Mitigation measures

Total score

14

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

Site not found in GIS files provided by LCC - please provide grid reference for further comments

Former Co-op Dairy Depot Gelderd Road Ls12

Site Plan ref: EG2-11

ELR ref: 2104230

LCC

Ecology support
Supported

Education comments

Flood Risk

Site predominantly located in Flood Zone 1. Part of the long strip which runs to the South of the main plot is located in Flood Zone 3A(i). This is suitable for 'industrial' uses but will need to be supported with a FRA.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
15/05199/FU	Proposed motor vehicle dealership for the sale, service and MOT of new and used vehicles	A	100

Conclusions

Submission Draft Plan Allocation

General employment allocation

Submission Draft Plan Allocation Conclusion

The developable area of this site is c 1.2 ha. It is in a good location for B2/B8 uses on a main radial (A62). The site is on the edge of an industrial estate and is suitable for employment.

Unit 4, Tristram Centre, Brown Lane West, Ls12 6bp

Site Plan ref: n/a ELR ref: 2104690

Site Details

Easting	428194	Northing	431977	Site area ha	0.87	SP7	
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale
Wholesale distribution

Neighbouring land uses

Manufacturing and Wholesale
Storage
Wholesale distribution
Office

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site appears to be newly developed. Includes 2104460 and 2104690.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.08
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Nearest train station	Leeds City
Nearest train station distance (m)	1928.61
Nearest bus stop	8964
Nearest bus stop distance (m)	170.02

Agricultural classification

Grade	Percent
Urban	100

Unit 4, Tristram Centre, Brown Lane West, Ls12 6bp

Site Plan ref: n/a ELR ref: 2104690

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Within 10mins of bus stop - not fully meeting standard

Rank (1-5)

3

Access comments

As exisitng building

5

Local network comments

existing use on site, low additional impact if redeveloped

5

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Public transport accessibility comments

Within 10mins of bus stop - not fully meeting standard

Rank (1-5)

3

Access comments

As exisitng building

5

Local network comments

existing use on site, low additional impact if redeveloped

5

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail			

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported	

Education comments			

Flood Risk			
Flood Zone 1			
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.			

Utilities	
Gas	

Electric			

Fire and Rescue			

Telecoms			

Other	
Heritage England	

Natural England			

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	

Submission Draft Plan Allocation Conclusion	
Site has been developed and no longer available for new allocation.	

Ex- Boc Works Gelderd Road Ls12

Site Plan ref: n/a ELR ref: 2104700

Site Details							
Easting	427545	Northing	431713	Site area ha	3.29	SP7	
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Derelict	
Neighbouring land uses	
Manufacturing and Wholesale	
Wholesale distribution	
Derelict	
Office	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	

Description	
Has permission for waste reclamation centre till December 2016 (11/04591/FU). Site is effectively in a large industrial area and so is suitable for employment.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1650.97
Nearest bus stop	12529
Nearest bus stop distance (m)	199.29

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Within 10mins of bus stop - not fully meeting standard		5
Access comments		
As exisitng building		5
Local network comments		
existing use on site, low additional impact if redeveloped		5
Mitigation measures		Total score
		15
Highways site support		
Yes		
Contingent on other sites		

Highways England	
Impact	Material impact
Network Status	No objection, subject to satisfactory mitigation
B1 impact. B2 & B8 no material impact	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
Mainly FZ1. FZ2 & 3 (within south east of site). See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported
Supported	

Ex- Boc Works Gelderd Road Ls12

Site Plan ref: n/a

ELR ref: 2104700

Education comments

Flood Risk

Site predominantly located in Flood Zone 1. However, a small part of the site is located in Flood Zone 3A(i) and a FRA would be required for any development there. Industrial Uses are appropriate for the site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/01811/COND	Consent, agreement or approval required by condition 5 of Planning Application 08/03236/FU	A	100
11/04591/FU	Variation on condition 2 of application 08/03236/FU for a waste reclamation centre, to extend time limit for the commencement of development from 3 years to 31st December 2016	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site is in existing use and is a Safeguarded Natural Resource and Waste use in the adopted NRW DPD. No longer available for new general employment allocation.

Site Details							
Easting	430675	Northing	431217	Site area ha	0.46	SP7	
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Car Parks	
Neighbouring land uses	
Outdoor amenity and open space	
Dwellings	
Shops	
Manufacturing and Wholesale	
Wholesale distribution	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Has had permission for B1 and B8. However, now expired. Site is in the car park of a retail park. Area suitable for employment use.
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	0.89
Nearest train station	Leeds City
Nearest train station distance (m)	2205.01
Nearest bus stop	1363
Nearest bus stop distance (m)	46.45
Agricultural classification	
Grade	Percent
Urban	100

Tulip Street Beza Street Ls10

Site Plan ref: EG2-13

ELR ref: 2104710

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets PT accessibility and standards

5

Access comments

Access from Beza Street would need to be improved/moved for intensified development

4

Local network comments

cumulative impact concern

4

Mitigation measures

Improvements to access

Total score

13

Highways site support

Yes - with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

Site not found in GIS files provided by LCC - please provide grid reference for further comments

Tulip Street Beza Street Ls10

Site Plan ref: EG2-13 ELR ref: 2104710

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
General employment allocation	

Submission Draft Plan Allocation Conclusion	
Expired permission for B1 and B8. Site is part of the further end of a car park serving retail park. Overall this is a suitable and available site for general employment use.	

Site Details							
Easting	427447	Northing	431510	Site area ha	4.06	SP7	
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Derelict	
Neighbouring land uses	
Storage	
Manufacturing and Wholesale	
Wholesale distribution	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site has recent approval for Car Sales and Garage. (14/03978/RM - Reserved Matters Application for motor dealership for the sale, service and MOT of motor vehicles, associated access roads and landscaping). Site is suitable for employment use but unlikely to go ahead.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	
0.00	
Nearest train station	Cottingley
Nearest train station distance (m)	1441.64
Nearest bus stop	10341
Nearest bus stop distance (m)	138.57
Agricultural classification	
Grade	Percent
Urban	100

Ring Road Beeston/Gelderd Road LS12

Site Plan ref: n/a ELR ref: 2104720

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets accessibility standards		5
Access comments		
Access on to Gelderd Road. Possible left in / left out on to Ring Road		5
Local network comments		
Congestion at Gelderd Road/Ring Road junction		3
Mitigation measures		Total score
Gelderd Road/Ring Road improvement, ghost island right turn into site, pedestrian improvements		13
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not Supported
Not supported - RED - The Wortley Beck, a UK BAP priority habitat runs through this proposed allocation in a covered culvert. This should be reopened as per saved UDP Policy N39B.	

Ring Road Beeston/Gelderd Road LS12

Site Plan ref: n/a

ELR ref: 2104720

Education comments

Flood Risk

Site predominantly located within SFRA FZ3A(i). Source is Wortley Beck. A detailed FRA is required for any development. Potential flood risk from public sewers and surface water run-off.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/03401/COND	Consent, agreement or approval required by conditions 2, 3, 4 and 5 of Planning Application 13/04632/RM	W	51
13/02000/COND	Consent, agreement or approval of conditions 3, 5, 10, 11, 12, 13, 16, 18, 21, 26, 27, 31, 33, 35 and 36 of Planning Application 11/01244/OT	SPL	100
14/03978/RM	Reserved Matters Application for motor dealership for the sale, service and MOT of motor vehicles, associated access roads and landscaping	A	100
11/01244/OT	Outline Application for development of non food retail units, 2 car showrooms, ancillary food kiosk with associated access roads and landscaping	A	100
14/03980/OT	Variation of conditions 1 and 18 of previous approval 13/04638/OT relating to submission of Reserved Matters application and pedestrian crossing	A	100
13/01990/RM	Reserved Matters Application for development of non food retail units, 2 car showrooms, ancillary food kiosk with associated access roads and landscaping	W	51
13/04638/OT	Variation of condition 5 of previous approval 11/01244/OT (outline application for development of non food retail units, 2 car showrooms, ancillary food kiosk with associated access roads and landscaping) - relating to dealership floorspace and car parking	A	51
13/04632/RM	Reserved Matters Application for motor dealership for the sale, service and MOT of motor vehicles	A	51

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
Site has recent approval for Car Sales and Garage. (14/03978/RM - Reserved Matters Application for motor dealership for the sale, service and MOT of motor vehicles, associated access roads and landscaping). Site is suitable for general employment but unlikely to be available.	

Site Details							
Easting	428549	Northing	432267	Site area ha	1.46	SP7	
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Outdoor amenity and open space	
Neighbouring land uses	
Car Showroom	
Manufacturing and Wholesale	
Wholesale distribution	
Allotment and city farm	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site is an area of Green land next to the Ingram distributor and south of the dismantled railway. Given its location and the surrounding uses it is suitable for employment uses. AMU have reported that an informal planning statement has been created and the site is being marketed for all B uses except offices.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		98.89
Nearest train station		Leeds City
Nearest train station distance (m)		1470.04
Nearest bus stop		14145
Nearest bus stop distance (m)		194.53
Agricultural classification		
Grade	Percent	
Urban	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails to meet accessibility standards		1
Access comments		
Access through adjacent site		4
Local network comments		
Gelderd Road / Ring Road junction concern		3
Mitigation measures		Total score
contribution to Gelderd Road/Ring Road junction		8
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - Green.	

Education comments

Flood Risk

Site predominantly located within SFRA FZ3A(i). Source is Hol Beck. A detailed FRA is required for any development. Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

General employment allocation

Submission Draft Plan Allocation Conclusion

Site is an area of Green land next to the Ingram distributor and south of the dismantled railway. Given its location and the surrounding uses it is suitable for employment uses. The site is being marketed for all B uses except offices.

Site Details							
Easting	428709	Northing	432635	Site area ha	1.59	SP7	
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Manufacturing and Wholesale	
Office	
Wholesale distribution	
Neighbouring land uses	
Manufacturing and Wholesale	
Office	
Wholesale distribution	
Storage	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Site seems to fully occupied for employment uses. Unable to allocate if site is occupied for employment uses.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	1.14	
Nearest train station	Leeds City	
Nearest train station distance (m)	1129.82	
Nearest bus stop	19	
Nearest bus stop distance (m)	91.30	
Agricultural classification		
Grade	Percent	
Urban	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Various access oportunities		5
Local network comments		
Local congestion		4
Mitigation measures		Total score
		14
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England	
Impact	No material impact
Network Status	
No objection	
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Supported
Supported - Green.	

Land at Sydenham Street Holbeck

Site Plan ref: n/a ELR ref: 2105060

Education comments

Flood Risk

Site predominantly located in FZ3 and FZ2. Source is Hol Beck. A detailed FRA is required for any development. Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site seems to fully occupied for employment uses. Site is occupied for employment uses and unavailable for new allocation.

Latchmore Road LS11

Site Plan ref: n/a ELR ref: 2105170

Site Details

Easting	428178	Northing	431603	Site area ha	0.63	SP7	
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses	

Neighbouring land uses	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	

Description

A large former coach depot building, which is currently vacant, and which is made up of a large single storey warehouse structure with an attached two storey ancillary office building. The site is located on Latchmore Road in Holbeck, within an industrial estate just to the north of the M621 motorway. Access to the site is from Latchmore Road to the north, which leads to a large area of hardstanding to the east of the building which serves as a parking and loading area. The surrounding area is predominantly industrial/commercial in character.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.02
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	1726.66
Nearest bus stop	12473
Nearest bus stop distance (m)	207.82

Agricultural classification	
Grade	Percent
Urban	100

Latchmore Road LS11

Site Plan ref: n/a ELR ref: 2105170

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

Latchmore Road LS11

Site Plan ref: n/a ELR ref: 2105170

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/04859/FU	Change of use from coach vehicle depot to brewery equipment manufacturing factory (B2)	A	100
15/03838/FU	Change of use of industrial unit to leisure (D2) use together with associated works (including alterations to car park and internal alterations to extend mezzanine)		99
14/04377/FU	Change of use from a coach vehicle depot (Sui Generis) to an Industrial/Warehouse unit under Use Classes B1c, B2 and B8	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site has been vacant industrial building within an established industrial park. The last use is a coach vehicle depot which is Sui Generis but of similar nature to B2/B8 industry use. It would not consist of new employment use.

Site Details							
Easting	431134	Northing	428167	Site area ha	0.23	SP7	
HMCA	Inner Area				Ward	Middleton Park	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Shops	
Neighbouring land uses	
Dwellings	
Derelict	
Shops	
Office	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
The site is part of a large ASDA store.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.51
Nearest train station	Morley
Nearest train station distance (m)	4169.50
Nearest bus stop	3495
Nearest bus stop distance (m)	132.92
Agricultural classification	
Grade	Percent
Urban	100

Holme Well Road Middleton Ls10

Site Plan ref: n/a ELR ref: 2202170

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

Access comments

Access Ok

5

Local network comments

Small site low impact

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Now part of ASDA

Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

Access comments

Access Ok

5

Local network comments

Small site low impact

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Holme Well Road Middleton Ls10

Site Plan ref: n/a

ELR ref: 2202170

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
Supported	

Education comments

--

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England

Natural England

--

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/05262/ADV	4 illuminated signs and 6 non-illuminated signs for Click and Collect service	A	93

Holme Well Road Middleton Ls10

Site Plan ref: n/a

ELR ref: 2202170

App Number	Proposal	Decision	% of site
13/9/00187/MOD	Variation of conditions 2 (approved plans), 16 (pedestrian routes), 22 (cycle and motorcycle parking) and 23 (drainage details) of application 09/02589/FU (for detached retail unit, detached office/warehouse unit, and petrol filling station with associated access, parking and landscaping). Proposed amendments to approved plans and phasing of required details NON MATERIAL AMENDMENT TO 12/02334/FU: Relocation of store entrance lobby; pedestrian walk way within the car park to be re-aligned and surface change to the PFS forecourt	M01	93
09/9/00183/MOD	Reserved matters application for two storey warehouse with offices overNON MATERIAL AMENDMENT: Addition of retaining wall	M01	88
13/05346/COND	Consent, agreement or approval required by conditions 10, 15, 17, 18, 19 and 23 of Planning Application 12/02334/FU	A	93
14/02987/FU	Variation of conditions 3 (opening hours and deliveries) and 5 (net retail floorspace) of approval 12/02334/FU	A	93
12/02334/FU	Variation of conditions 2 (approved plans), 16 (pedestrian routes), 22 (cycle and motorcycle parking) and 23 (drainage details) of application 09/02589/FU (for detached retail unit, detached office/warehouse unit, and petrol filling station with associated access, parking and landscaping). Proposed amendments to approved plans and phasing of required details	A	93
13/03278/ADV	Illuminated and non illuminated signage to supermarket	A	93
14/05808/COND	Consent, agreement or approval required by condition 6 of Planning Application 14/02987/FU	A	93
09/02589/FU	Detached retail unit, detached office/warehouse unit, and petrol filling station with associated access, parking and landscaping	A	93

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

The site is part of a large ASDA store and not available for new employment allocation.

Site Details							
Easting	429520	Northing	435158	Site area ha	0.99	SP7	
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Places of worship	
Outdoor amenity and open space	
Neighbouring land uses	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description	
Has been historic interest in conversion to offices, but the site is constrained by listed status and burial ground.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	1619.17
Nearest bus stop	9089
Nearest bus stop distance (m)	176.06

Agricultural classification	
Grade	Percent
Urban	100

St Marks Church St Marks Road Ls 6

Site Plan ref: n/a

ELR ref: 2602360

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets accessibility standards

5

Access comments

requires alteration to wall, possible level issues

3

Local network comments

ok for low level use

3

Mitigation measures

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation.

St Marks Church St Marks Road Ls 6

Site Plan ref: n/a

ELR ref: 2602360

LCC	
Ecology support	Not Supported
Not supported - RED - St Mark's Churchyard LNA provides a mature woodland setting for the church which is a Grade 1 listed building. Woodland area is part of the updated 2014 Leeds Habitat Network.	

Education comments	

Flood Risk	
Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
09/05493/FU	Internal alterations including new mezzanine floor to church		100
09/05494/LI	Listed Building Application to carry out internal alterations including new mezzanine floor to church	A	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	

Submission Draft Plan Allocation Conclusion	
Historical record due to previous interest in conversion to office. This is an existing church in use, and is constrained by listed status and burial ground.	

Site Details							
Easting	430352	Northing	434768	Site area ha	1.22	SP7	
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

Site Characteristics

Site type

On-site land uses

Outdoor amenity and open space

Shops

General

Neighbouring land uses

Dwellings

Education

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Local Authority application for various works which includes a small amount of office for a Neighbourhood Office. App 08/02852.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	30.79	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %

99.98

Nearest train station

Leeds City

Nearest train station distance (m)

1709.47

Nearest bus stop

6855

Nearest bus stop distance (m)

111.19

Agricultural classification

Grade	Percent
Urban	100

Site 4 Oatland Lane Meanwood Ls7

Site Plan ref: n/a ELR ref: 2603710

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

Access comments

Existing accesses ok

5

Local network comments

OK

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

Access comments

Existing accesses ok

5

Local network comments

OK

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Site 4 Oatland Lane Meanwood Ls7

Site Plan ref: n/a

ELR ref: 2603710

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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Network Rail

Yorkshire Water

Treatment Works	
Appropriate stand-off distances/diversion may be required for all infrastructure	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas	
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Electric

Fire and Rescue

Telecoms

Other

Heritage England	
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Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/02950/EXT	Extension of time application for application number 08/02852/LA , Outline application for 7 retail units, 1 housing office, 1 community centre and residential development	A	100
10/05213/RM	Reserved matters application for 7 retail units, 1 housing office, 1 community centre and residential development	A	100

Site 4 Oatland Lane Meanwood Ls7

Site Plan ref: n/a ELR ref: 2603710

App Number	Proposal	Decision	% of site
10/02790/LA	Removal of conditions 4 and 6 and variation of condition 5, of application no. 08/02852/LA (4, affordable housing provision, 6, provision of educational facilities, 5, amended number of dwellings.)	A	100
10/02789/LA	Variation of condition no. 8 of application no. 08/02852/LA (Provision of highways and transport improvements)	A	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
Site no longer available for employment following construction of a block of 3 retail units in 2014.	

Site Details							
Easting	428471	Northing	434963	Site area ha	0.31	SP7	
HMCA	Inner Area				Ward	Hyde Park and Woodhouse	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Shops	
Restaurants and Cafes	
Outdoor amenity and open space	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site to be used for Open Space. No longer available.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	100.00
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Nearest train station	Burley Park
Nearest train station distance (m)	609.66
Nearest bus stop	3432
Nearest bus stop distance (m)	32.88

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	
Existing accesses ok	5
Local network comments	
OK	5
Mitigation measures	Total score
	15
Highways site support	
Yes	
Contingent on other sites	
Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	
Existing accesses ok	5
Local network comments	
ok	5
Mitigation measures	Total score
	15
Highways site support	
Yes	
Contingent on other sites	

Royal Park Primary School Queens Road Ls6

Site Plan ref: n/a

ELR ref: 2603880

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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Network Rail**Yorkshire Water**

Treatment Works

Environment Agency

Constraints
FZ1 under 1ha. See comments in our previous I&O consultation.

LCC

Ecology support	Supported
Supported	

Education comments**Flood Risk**

Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.
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Utilities

Gas

Electric**Fire and Rescue****Telecoms****Other**

Heritage England

Natural England**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/04113/DEM	Determination for demolition of former school and caretakers house	A	100
11/00165/FU	Change of use of part of basement and ground floor from school to form office; workshops (B1); internal and external alterations including new access ramp; laying out of car park	A	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
Land owner (Leeds City Council) has decided to use this site for Open Space. No longer available for new allocation.	

S/o Howson Algraphy Ring Road Seacroft Ls14

Site Plan ref: n/a ELR ref: 3203370

Site Details

Easting	435495	Northing	437110	Site area ha	0.48	SP7	
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
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On-site land uses

Vacant land

Neighbouring land uses

Outdoor sport facility

Manufacturing and Wholesale

Wholesale distribution

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Area behind site being used as football pitches. Site now a green area. Surrounding area is industrial. Interest shown for Warehouse facility, trade counter type retail units, hard and soft landscaping, car parking, vehicle loading and serviceing areas. Likely to be developed for employment.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.04
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Nearest train station	Cross Gates
Nearest train station distance (m)	2777.51
Nearest bus stop	7721
Nearest bus stop distance (m)	121.25

Agricultural classification	
Grade	Percent
Urban	100

S/o Howson Algraphy Ring Road Seacroft Ls14

Site Plan ref: n/a

ELR ref: 3203370

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Does not meet PT standards but Seacroft bus station approx 1km from site which would provide frequency

3

Access comments

Access onto Ring Road Seacroft Service Road

5

Local network comments

Possible cumulative impact at Ramshead Approach and Ring Road

4

Mitigation measures

Total score

12

Highways site support

Yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

Site not found in GIS files provided by LCC - please provide grid reference for further comments

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/00238/ADV	One illuminated sign to 5-a-side pitches	A	88

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	

Submission Draft Plan Allocation Conclusion	
Out of centre location therefore no longer considered suitable for offices. Retain the site for next plan period general employment.	

Site Details							
Easting	430289	Northing	435447	Site area ha	1.12	SP7	
HMCA	Inner Area				Ward	Chapel Allerton	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Derelict	
Neighbouring land uses	
Dwellings	
Manufacturing and Wholesale	
Wholesale distribution	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Site was in employment use. Recent interest for residential expressed.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	5.31
Nearest train station	Leeds City
Nearest train station distance (m)	2333.26
Nearest bus stop	4886
Nearest bus stop distance (m)	190.27
Agricultural classification	
Grade	Percent
Urban	100

Hill Top Works Buslingthorpe Lane Ls 7

Site Plan ref: n/a

ELR ref: 3400301

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets accessibility standards

5

Access comments

Visibility problem requires realignment of site frontage

3

Local network comments

OK

4

Mitigation measures

Footway widening and visibility splays

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

Mainly FZ1. Tiny bit of FZ2 clips north west of site. See comments in our previous I&O consultation.

LCC	
Ecology support	Supported
Supported - Green.	

Education comments	

Flood Risk	
Meanwood (Sheepscar) Beck runs adjacent to site. Detailed FRA needed to assess flood risk. Majority of site is likely to be in FZ1. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	

Submission Draft Plan Allocation Conclusion	
Permission granted for residential use. Site no longer available for general employment use.	

Site Details							
Easting	430994	Northing	435015	Site area ha	0.43	SP7	
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Derelict	
Outdoor sport facility (golf course)	
General	
Manufacturing and Wholesale	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	
Site may be suitable in long term but currently 'land locked' by other owners and uses. Recent sale of college building and various options for buildings in the area mean uses for area uncertain. However, if the site is bought by new owners may go into employment. Clarity likely to emerge in future but site next to education use.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		94.25
Nearest train station	Leeds City	
Nearest train station distance (m)	2240.52	
Nearest bus stop	7548	
Nearest bus stop distance (m)	126.81	

Agricultural classification		
Grade	Percent	
Urban	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Access through existing site to south on to Roundhay Road, access onto A58 difficult to achieve.		4
Local network comments		
OK		4
Mitigation measures		Total score
		13
Highways site support		
yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - Green.	

Land off Preston Terrace Sheepscar Leeds

Site Plan ref: n/a ELR ref: 3400360

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site may be suitable in long term but currently 'land locked' by other owners and uses. Recent sale of college building and various options for buildings in the area mean uses for area uncertain. However, if the site is bought by new owners may go into employment. Clarity likely to emerge in future but site next to education use with poor access..

Site Details							
Easting	431412	Northing	434947	Site area ha	0.44	SP7	
HMCA	Inner Area				Ward	Gipton and Harehills	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Office	
Manufacturing and Wholesale	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Area is unused vacant land. Given area to west of site is largely industrial and office this would be ideal for empolymnt.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		<div>Regeneration Areas</div>		
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	100.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	96.73	
Nearest train station	Leeds City	
Nearest train station distance (m)	2457.65	
Nearest bus stop	1886	
Nearest bus stop distance (m)	119.54	

Agricultural classification	
Grade	Percent
Urban	100

Bayswater No.1 Arundel Leeds

Site Plan ref: n/a ELR ref: 3400920

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	
Access via existing access onto Gledhow Road	5
Local network comments	
Existing car park for St James' alternative parking needs to be provided	2
Mitigation measures	Total score
alternative parking	12
Highways site support	
yes with mitigation	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
Supported - Green.	

Bayswater No.1 Arundel Leeds

Site Plan ref: n/a ELR ref: 3400920

Education comments

Flood Risk

Gipton Beck Culvert adjacent to site. Detailed FRA needed to assess flood risk. Majority of site is likely to be in FZ1.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site in mixed area consisting of industrial, office and residential uses. This site is now proposed to be allocated for housing.

Site Details							
Easting	430977	Northing	434284	Site area ha	1.03	SP7	
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Vacant building	
Neighbouring land uses	
Office	
Manufacturing and Wholesale	
Wholesale distribution	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Commercial site with good access surrounded by employment uses.
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Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	100.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	0.21	
Nearest train station	Leeds City	
Nearest train station distance (m)	1687.12	
Nearest bus stop	7818	
Nearest bus stop distance (m)	180.37	
Agricultural classification		
Grade	Percent	
Urban	100	

Land at Regent Street/Skinner Lane Leeds

Site Plan ref: n/a ELR ref: 3402830

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	
Access on to Skinner Lane, widen for right turn	4
Local network comments	
Skinner Lane/Regent Street limited capacity	3
Mitigation measures	Total score
Widen Skinner Lane. Skinner Lane/Regent St junction improvement	12
Highways site support	
yes with mitigation	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Not Supported
Not supported - RED - Sheepscar beck passes through the site and should be maintained as an open water course for use by bats and other wildlife (White clawed Crayfish recorded near here), any covered water course section should be reopened as per saved UDP Policy N39B.	

Land at Regent Street/Skinner Lane Leeds

Site Plan ref: n/a

ELR ref: 3402830

Education comments

Flood Risk

Fluvial Flood Risk = High (FZ3). Site badly flooded in 2007. A detailed FRA is required for any development. Site is at potential risk from surface water flooding.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/01934/FU	Demolition of existing building, laying out of access roads, car parking, landscaping and erection of a foodstore, retail unit, trade/warehouse unit and 2 industrial units	W	98
13/04885/OT	Outline application for retail (A1) and gym (D2) development with demolition of existing building and new pedestrian and vehicle access.	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site removed from employment supply as approved outline scheme under 13/04885/OT for retail (A1) and gym (D2) development.

Land Between Apex View, Dewsbury Road & Meadow Road, Leeds

Site Plan ref: n/a ELR ref: CFSE003

Site Details

Easting	429971	Northing	432313	Site area ha	1.05	SP7	
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Greenfield
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On-site land uses

Vacant land

Neighbouring land uses

Office

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Located immediately adjacent to major vehicle infrastructure (the road network). Site may be constrained by efficient access on and off the M621 slip roads. However existing office development adjacent to site. More attractive and likely viable sites in area.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	100.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.74
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Nearest train station	Leeds City
Nearest train station distance (m)	921.25
Nearest bus stop	4404
Nearest bus stop distance (m)	212.06

Agricultural classification	
Grade	Percent
Urban	100

Land Between Apex View, Dewsbury Road & Meadow Road, Leeds

Site Plan ref: n/a ELR ref: CFSE003

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	
Access through existing site access only	3
Local network comments	
Improments to gyratory extra lane and pedestrian crossing needed	3
Mitigation measures	Total score
Meadow Road improvements	11
Highways site support	
Yes -with mitigation	
Contingent on other sites	

Highways England

Impact	Material impact	Network Status	No objection, subject to satisfactory mitigation
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Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Environment Agency

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
Supported	

Land Between Apex View, Dewsbury Road & Meadow Road, Leeds

Site Plan ref: n/a ELR ref: CFSE003

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Located immediately adjacent to major vehicle infrastructure (the road network). Site may be constrained by efficient access on and off the M621 slip roads. However existing office development adjacent to site. More attractive and likely viable sites in area.

Site Details							
Easting	427946	Northing	433566	Site area ha	2.16	SP7	
HMCA	Inner Area				Ward	Armley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant building	
Derelict	
Neighbouring land uses	
Residential institution	
Manufacturing and Wholesale	
Shops	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site has been derelict for some time. Past and recent interest for retail. Members for area have expressed a desire for it to be considered for retail in order for site to come into use.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationships	
LCC ownership %	0.02
Nearest train station	Burley Park
Nearest train station distance (m)	1611.52
Nearest bus stop	13113
Nearest bus stop distance (m)	149.73
Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Access onto A647, may need to widen for right turn ghost lane		4
Local network comments		
Armley gyratory and junctions on A647 congested, concern if intensive use		4
Mitigation measures		Total score
Address congestion, bus/cycle improvements may require site frontage land.		13
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - Green.	

Denso Marston 49-59 Armley Road

Site Plan ref: n/a ELR ref: EMP00303

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/06211/FU	Demolition of existing buildings and erection of non-food retail unit (Class A1) with garden centre, two retail foodstores (Class A1), provision of associated access, customer car parking, landscaping and associated works	A	71

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Not available. Permission given for retail development.

SITE B OLD RUN ROAD LEEDS 10

Site Plan ref: n/a ELR ref: 2103560

Site Details

Easting	430893	Northing	430656	Site area ha	0.89	SP7	
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses	
Manufacturing and Wholesale	

Neighbouring land uses	
Manufacturing and Wholesale	
Dwellings	
Shops	
Restaurants and Cafes	

Other land uses - None

Topography		Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site within well established mixed use area. Recent completion of food manufacturing buildings following planning approval in 2013 (13/02488/FU).	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.01
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Nearest train station	Leeds City
Nearest train station distance (m)	2805.44
Nearest bus stop	250
Nearest bus stop distance (m)	116.08

Agricultural classification	
Grade	Percent
Urban	100

SITE B OLD RUN ROAD LEEDS 10

Site Plan ref: n/a ELR ref: 2103560

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

SITE B OLD RUN ROAD LEEDS 10

Site Plan ref: n/a ELR ref: 2103560

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Completed under 13/02488/FU on 04/07/2014 for change of use from warehousing (B8) to industrial (B2) - food manufacturing and the erection of 2 silos but change between uses within general employment means it is not identified as a completion of additional employment.

Site Details							
Easting	430802	Northing	431197	Site area ha	4.52	SP7	
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Indoor sport facility	
Neighbouring land uses	
Office	
Shops	

Other land uses - None

Topography		Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site located in established City South retail park. Recently completed subsequent to planning approval of gym use in 2013 (13/04073/FU).	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.06
Nearest train station		Leeds City
Nearest train station distance (m)		2281.95
Nearest bus stop		1363
Nearest bus stop distance (m)		172.98
Agricultural classification		
Grade	Percent	
Urban	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

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Flood Risk

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Utilities

Gas	

Electric	

Fire and Rescue	

Telecoms	

Other

Heritage England	

Natural England	

TULIP STREET BEZA STREET LS10

Site Plan ref: n/a ELR ref: 2103480

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Completion under 13/04073/FU for Change of use of units 5 and 6 (A1 retail) to gymnasium (D2). Not additional employment land or floorspace.

From Milford to Former Glass Works, Cardigan Road

Site Plan ref: n/a ELR ref: EMP00341

Site Details

Easting	428050	Northing	434883	Site area ha	1.23	SP7	
HMCA	Inner Area				Ward	Headingley	

Site Characteristics

Site type	Brownfield
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On-site land uses

Shops

Neighbouring land uses

Dwellings

Transport tracks and ways

Shops

Places of worship

General

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site is located within a mixed use area with retail, residential community services. It is a brownfield site with road frontage, generally flat. However site has existing use (builder merchant) and not available for general employment allocation.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	329.61
Nearest bus stop	1275
Nearest bus stop distance (m)	38.10

Agricultural classification	
Grade	Percent
Urban	100

From Milford to Former Glass Works, Cardigan Road

Site Plan ref: n/a ELR ref: EMP00341

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

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From Milford to Former Glass Works, Cardigan Road

Site Plan ref: n/a ELR ref: EMP00341

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
14/06270/FU	Alterations including raising part of roof height and external cladding	W	77
15/07361/FU	Proposed demolition of existing buildings and construction of new materials store	A	95

Conclusions

Submission Draft Plan Allocation
Not allocated for employment use
Submission Draft Plan Allocation Conclusion
Site is located within a mixed use area with retail, residential community services. It is a brownfield site with road frontage, generally flat. However site has existing use (builder merchant) and not available for general employment allocation.

Site Details							
Easting	428663	Northing	433276	Site area ha	0.82	SP7	
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Manufacturing and Wholesale	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site is flat, currently vacant but with large area of hardstanding tarmac in centre. It has well defined boundary with security fences. It is located in an area of general employment area with existing road frontage access.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Leeds City
Nearest train station distance (m)	1032.93
Nearest bus stop	11060
Nearest bus stop distance (m)	70.59

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility guidance for employment		5
Access comments		
Access for Armley Road avoiding cycle track		4
Local network comments		
Congestion on Armley Gyratory and approaches		3
Mitigation measures		Total score
		12
Highways site support		
Contingent on other sites		

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	Supported
Supported (Green)	

Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
General employment allocation	

Submission Draft Plan Allocation Conclusion	
This site was a discounted housing site in the SAP Issues and Options due to site being within existing employment area and unsuitable for housing development. ELA 2016 Update suggests this site is suitable, currently available and potentially achievable for general employment use. It is proposed to be a new general employment allocation EG2- 36.	

Site Details							
Easting	432105	Northing	434267	Site area ha	17.59	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Manufacturing and Wholesale	
Outdoor sport facility	
Neighbouring land uses	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Former Burtons factory and related industrial land. Very large site within a residential area of Harehills.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.36
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	2641.59
Nearest bus stop	12017
Nearest bus stop distance (m)	218.84

Agricultural classification	
Grade	Percent
Urban	100

Hudson Road, Burmantofts, Leeds LS9 7JJ

Site Plan ref: n/a

ELR ref: CFSM001

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility to all services

4

Access comments

various options for acceptable access

4

Local network comments

Significant site in built up area - potential for significant mitigation

3

Mitigation measures

To be determined by the Transport Assessment

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact Major Impact Network Status Likely to require significant physical mitigation

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of City Centre / Aire Valley cluster.

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over1 ha.FZ1 - no constraints See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	
Mixed use retail allocation CFSM001 (and Housing site 1145A) includes an area of deciduous woodland BAP habitat. This habitat should be conserved and opportunities taken to enhance its biodiversity.	

Conclusions

Submission Draft Plan Allocation	
Not allocated for mixed use	

Submission Draft Plan Allocation Conclusion	
Refer to MX2-37.	

Site Bounded By Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds,

Site Plan ref: n/a ELR ref: CFSM018

Site Details

Easting	430753	Northing	433914	Site area ha	1.63	SP7	Main Urban Area Infill
HMCA	Inner Area			Ward	City and Hunslet		

Site Characteristics

Site type	
-----------	--

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	86.48	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	10.68	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	37.11
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Nearest train station	Leeds City
Nearest train station distance (m)	1283.51
Nearest bus stop	7166
Nearest bus stop distance (m)	104.02

Agricultural classification

Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England

Impact	Minor Material Impact	Network Status	No objection subject to satisfactory mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of City Centre / Aire Valley cluster.			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ3	

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Utilities

Gas	

Electric

Fire and Rescue

Telecoms

Other

Heritage England	

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/03344/ADV	Scaffold mounted illuminated banner sign	R	56

Conclusions

Site Bounded By Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds,

Site Plan ref: n/a ELR ref: CFM018

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Site is an Identified Housing Site with reference HG1-247

Site Details							
Easting	430958	Northing	434558	Site area ha	1.44	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	Manufacturing and Wholesale
Neighbouring land uses	Manufacturing and Wholesale
Wholesale distribution	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Sie is a large area of light industry and retail warehouses. It is on the edge of the City Centre to the north. It is surrounded on all sides by similar development.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	1863.00
Nearest bus stop	5616
Nearest bus stop distance (m)	88.96

Agricultural classification	
Grade	Percent
Urban	100

Premises At Roseville, Leeds, LS8 5DR

Site Plan ref: n/a

ELR ref: CFSM027

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Good accessibility to all services

4

Access comments

various options for acceptable access

4

Local network comments

Congested local network

3

Mitigation measures

Total score

11

Highways site support

yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

See 3399 Part FZ2/3. See comments in main text of our response. FZ2/3 encroaches onto site

Premises At Roseville, Leeds, LS8 5DR

Site Plan ref: n/a

ELR ref: CFSM027

LCC

Ecology support
Supported

Education comments

Flood Risk

Parts of site located in Flood Zones 1, 2, 3A(i). Industrial uses are acceptable for all zones, but a sequential approach should be adopted in order to minimise flood risks. FRA required.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/03595/ADV	Two illuminated signs and one non illuminated sign to car dealership	A	79
10/02863/ADV	2 externally illuminated fascia signs, 1 externally illuminated freestanding double sided sign and 3 non illuminated wall mounted signs to car dealership	A	100
09/00430/ADV	Retrospective application for 2 internally illuminated individual letter fascia signs, 1 internally illuminated entrance statement sign and 1 internally illuminated freestanding totem sign to car dealership	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Site has existing employment use. Not available for new allocation.

Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ

Site Plan ref: n/a ELR ref: CFSM042

Site Details

Easting	430496	Northing	434997	Site area ha	2.84	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.34
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	1976.68
Nearest bus stop	11958
Nearest bus stop distance (m)	105.67

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>

Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ

Site Plan ref: n/a ELR ref: CFMS042

Summary of infrastructure provider comments

Highways England			
Impact	Material Impact	Network Status	No objection subject to satisfactory mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of City Centre / Aire Valley cluster.			

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints
FZ2 /3

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation
Not allocated for mixed use

Submission Draft Plan Allocation Conclusion
Already in existing employment use

Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ

Site Plan ref: n/a ELR ref: CFSM042

Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds

Site Plan ref: n/a ELR ref: CFSM043

Site Details							
Easting	428518	Northing	434116	Site area ha	8.61	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Office	
Manufacturing and Wholesale	
Wholesale distribution	
Neighbouring land uses	
Office	
Manufacturing and Wholesale	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Current use is a television studio adjacent to a major road. To the south east of the site are a series warehouse buildings used for light industry. Tou the south west is further commercial use. Some residebntial exists to the north west and north east of the site.
-------------	---

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.01
-----------------	------

Nearest train station	Burley Park
Nearest train station distance (m)	1227.66
Nearest bus stop	497
Nearest bus stop distance (m)	116.11

Agricultural classification	
Grade	Percent
Urban	100

Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds

Site Plan ref: n/a

ELR ref: CFSM043

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Good

5

Access comments

Access from Studio Road

4

Local network comments

West St / Wellington Road concerns

3

Mitigation measures

Contribution to West St/ Wellington Road improvement

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact Major impact Network Status Likely to require significant physical mitigation

All city centre sites have a cumulative negative impact on the M621

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

see 3432 Part FZ2/3 - note Kirkstall Rd is FZ3a(ii). See comments in main text of our response.

Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds

Site Plan ref: n/a ELR ref: CFSM043

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Part of site is located in Flood Zone 3A. Less vulnerable uses, such as general industry are appropriate. FRA will be required to demonstrate how flood risks will be minimised and managed. More vulnerable uses would be acceptable for those parts of the site outside FZ 3A Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for mixed use	

Submission Draft Plan Allocation Conclusion	
Currently in employment use	

Site Details							
Easting	430910	Northing	434940	Site area ha	4.82	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Education	
Office	
Outdoor sport facility	
Neighbouring land uses	
Wholesale distribution	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Ex educational site. College now not used. Bounded to the south by light industrial and office and to the north by educational buildings and office. At the confluence of major distributor roads.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	55.75
-----------------	-------

Nearest train station	Leeds City
Nearest train station distance (m)	2131.20
Nearest bus stop	7548
Nearest bus stop distance (m)	106.20

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility to all services

4

Access comments

various options for acceptable access

4

Local network comments

Congested local network and significant development

3

Mitigation measures

Significant - to be determined by TA

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

All city centre sites have a cumulative negative impact on the M621

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of ‘greenfield’ sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
Former Office of the West Yorkshire Archives Service (to the east of this site) is a Grade II Listed Building. There is a requirement in the 1990 Act that“special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset are not harmed.	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Call for sites submission for residential, industry, warehousing and offices. Brownfield site within the main urban area. Suitable in principle for residential development or mixed use with residential. Site sits opposite a light industrial estate, so general employment use would be suitable. Vacant building being sold for development.	

49-59 Armley Road (former Denso Marston Premises)

Site Plan ref: n/a ELR ref: CF5M052

Site Details

Easting	427946	Northing	433566	Site area ha	2.16	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

Site Characteristics

Site type	Brownfield
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On-site land uses	
Manufacturing and Wholesale	

Neighbouring land uses	
Dwellings	
Shops	
Outdoor amenity and open space	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Former factory on south side of Armley Road.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationships

LCC ownership %	0.02
-----------------	------

Nearest train station	Burley Park
Nearest train station distance (m)	1611.52
Nearest bus stop	13113
Nearest bus stop distance (m)	149.73

Agricultural classification	
Grade	Percent
Urban	100

49-59 Armley Road (former Denso Marston Premises)

Site Plan ref: n/a

ELR ref: CFSM052

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

good

5

Access comments

Access from Canal Road possible

4

Local network comments

Armley Gyratory congestion

3

Mitigation measures

Contribution to Armley Gyratory capacity improvement

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over1 ha. See comments in main text of our response.

49-59 Armley Road (former Denso Marston Premises)

Site Plan ref: n/a ELR ref: CF5M052

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/06211/FU	Demolition of existing buildings and erection of non-food retail unit (Class A1) with garden centre, two retail foodstores (Class A1), provision of associated access, customer car parking, landscaping and associated works	A	71

Conclusions

Submission Draft Plan Allocation	
Not allocated for mixed use	

Submission Draft Plan Allocation Conclusion	
Permission for retail use	

Kirkstall District Centre

Site Plan ref: MX2-4 ELR ref: 3014

Site Details							
Easting	426445	Northing	435546	Site area ha	3.62	SP7	Main Urban Area Infill
HMCA	North Leeds				Ward	Kirkstall	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Shops	
Restaurants and Cafes	
Neighbouring land uses	
Dwellings	
Indoor sport facility	
Outdoor amenity and open space	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Site overlooking busy junction between Kirkstall Lane, Kirkstall Hill, Beecroft Road and Commercial Road. Partly located within Kirkstall Town Centre. Site currently split over varied levels, though much of site has been vacated.
-------------	---

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	60.62
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Nearest train station	Headingley
Nearest train station distance (m)	455.14
Nearest bus stop	9232
Nearest bus stop distance (m)	83.07

Agricultural classification	
Grade	Percent
Urban	100

Kirkstall District Centre

Site Plan ref: MX2-4

ELR ref: 3014

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Public Transport Core Strategy standards met schools/health/rail, some local services.

5

Access comments

Mitigation works would be required for signalised junctions at Commercial Road and Kirkstall Hill.

4

Local network comments

Local congestion issues mitigation required.

3

Mitigation measures

Signalised junction required.

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

no

Highways England

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works Knothrop

Knothrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Kirkstall District Centre

Site Plan ref: MX2-4

ELR ref: 3014

LCC

Ecology support

Supported

Supported

Education comments

Flood Risk

Flood Zone 1. There are a number of public sewers within the site boundary.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Sandford Road School is a Grade II Listed Building.

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, redevelopment proposals would need to ensure that those elements which contribute to the significance of this asset are not harmed.

Natural England

Housing sites 4056, 4057, 235, 4021, 1062, 3014, 2049 are all within 2km of Leeds-Liverpool Canal SSSI. The cumulative effects of these allocations on the interest features of the SSSI should be examined.

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/04200/FU	Demolition of existing buildings and erection of A1 foodstore, five retail units (A1, A2, A3, A4 or A5), a new club building for the Leeds Postal Sports Association Club, a community centre, improved public realm, and associated car parking, servicing landscaping and access improvements	W	89
11/04253/FU	Demolition of existing buildings and erect retail A1 foodstore, with 3 level covered car parking areas, 7 retail units (Use Classes A1, A2, A4, A4 and A5), a community centre and replacement Post Office Workers Club, with public realm, associated servicing, landscaping and access improvements.	W	89

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

A mix of residential, office and retail would be appropriate given town centre location. Residential could be in place on upper floors.

Premises Of A Taylor & Son Weaver Street Ls4

Site Plan ref: n/a ELR ref: 2404191

Site Details

Easting	427872	Northing	434149	Site area ha	0.49	SP7	
HMCA	North Leeds				Ward	Kirkstall	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Transport tracks and ways

Wholesale distribution

Storage

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Brownfield site off Weaver Street. Premises Of A Taylor & Son.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	1028.75
Nearest bus stop	2319
Nearest bus stop distance (m)	149.83

Agricultural classification	
Grade	Percent
Urban	100

Premises Of A Taylor & Son Weaver Street Ls4

Site Plan ref: n/a ELR ref: 2404191

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	
On industrial road	5
Local network comments	
Difficult to access A65	3
Mitigation measures	Total score
	13
Highways site support	
Yes	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
Site in FZ3. See comments in our previous I&O consultation.Main river (River Aire) abuts against the site to the south.	

LCC

Ecology support	Supported
Supported - Green.	

Premises Of A Taylor & Son Weaver Street Ls4

Site Plan ref: n/a ELR ref: 2404191

Education comments

Flood Risk

Fluvial Flood Risk = High (FZ 3Ai). Surface water flood risk = Medium
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/00088/FU	Workshop extension to factory	A	98

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

The site is not available as it has a current employment use.

Premises Of J W Hinchliffe Scrap Yard Weaver Str

Site Plan ref: n/a ELR ref: 2404192

Site Details

Easting	427891	Northing	434228	Site area ha	0.28	SP7	
HMCA	North Leeds				Ward	Kirkstall	

Site Characteristics

Site type	Brownfield
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On-site land uses

Storage

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	

Description	
Scrap Yard off Weaver Street.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	949.00
Nearest bus stop	2319
Nearest bus stop distance (m)	96.90

Agricultural classification	
Grade	Percent
Urban	100

Premises Of J W Hinchliffe Scrap Yard Weaver Str

Site Plan ref: n/a ELR ref: 2404192

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	
On industrial road	5
Local network comments	
Difficult to access A66	3
Mitigation measures	Total score
	13
Highways site support	
Yes	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints
Site in FZ3. See comments in our previous I&O consultation.

LCC

Ecology support

Premises Of J W Hinchliffe Scrap Yard Weaver Str

Site Plan ref: n/a ELR ref: 2404192

Education comments

Flood Risk

Site is located in SFRA Flood Zones 3A(i) and 3A(ii). Industrial uses are appropriate but will need to be supported with a FRA. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site has existing metal recycling use that is Safeguarded in the adopted Nature Resource and Waste Local Plan. Not available for new employment allocation.

Ex-woodside Quarries Clayton Wood Road Ls16

Site Plan ref: n/a ELR ref: 2601360

Site Details

Easting	425498	Northing	438379	Site area ha	13.08	SP7	
HMCA	North Leeds				Ward	Weetwood	

Site Characteristics

Site type	
On-site land uses	
Vacant land	
Neighbouring land uses	
Unmanaged Forest	
Transport tracks and ways	
Office	

Other land uses - None

Topography	Flat and undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Brownfield site off Clayton Wood Road.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.96	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	10.41	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	99.04	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	1318.13
Nearest bus stop	13728
Nearest bus stop distance (m)	374.59

Agricultural classification	
Grade	Percent
Grade 3	96.98
Urban	3.02

Ex-woodside Quarries Clayton Wood Road Ls16

Site Plan ref: n/a ELR ref: 2601360

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets accessibility standards		5
Access comments		
Requires extensive highway works as extant consent		4
Local network comments		
Requires extensive highway works as extant consent		4
Mitigation measures		Total score
Extensive highway works as extant consent		13
Highways site support		
Yes with mitigation		
Contingent on other sites		
2601361		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints
FZ1 over 1ha. See comments in our previous I&O consultation.On historic landfill

LCC	
Ecology support	Not Supported
Not supported - RED - The whole site lies within the updated 2014 Leeds Habitat Network as part of the Oil Mill Beck corridor. The site also contains large areas of UK BAP Priority Habitats - Open Mosaic Industrial and Lowland Mixed Broadleaved Woodland (afforded protection under Core Strategy Policy G8). The proposal area has two ponds which support great crested newts - the population size is "medium".	

Ex-woodside Quarries Clayton Wood Road Ls16

Site Plan ref: n/a

ELR ref: 2601360

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/06918/OT	Outline application (all matters reserved except for partial means of access to, but not within, the site) for circa 335 residential units and 149 sq m of ancillary retail (Class A1)	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

UDP employment allocation. However, outline consent for a housing-led mixed use 'urban village' granted March 2010. Not suitable for B2-B8.

Site Details							
Easting	425947	Northing	438294	Site area ha	0.68	SP7	
HMCA	North Leeds				Ward	Weetwood	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Unmanaged Forest	
Neighbouring land uses	
Office	

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
Land-locked greenfield site adjacent to Lawnswood Business Park.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	1744.45
Nearest bus stop	1628
Nearest bus stop distance (m)	186.84

Agricultural classification	
Grade	Percent
Urban	100

Moor Grange West Park Ls 16

Site Plan ref: n/a ELR ref: 2601811

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets industry accessibility		5
Access comments		
Only accessible through existing sites		3
Local network comments		
Ring Road		4
Mitigation measures		Total score
		12
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Not Supported
Not supported - RED - Most of this site is LNA woodland, and also UK BAP Priority Habitat - Lowland Mixed Deciduous Woodland (afforded protection under Core strategy Policy G8).	

Moor Grange West Park Ls 16

Site Plan ref: n/a ELR ref: 2601811

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Medium
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

UDP employment allocation. However, land-locked site within a Local Nature Reserve (LNR 026). Not suitable for employment.

S/o Troy Mills Troy Road Ls18

Site Plan ref: n/a ELR ref: 2701350

Site Details

Easting	424390	Northing	438814	Site area ha	0.57	SP7	
HMCA	North Leeds				Ward	Horsforth	

Site Characteristics

Site type	
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On-site land uses

Office
Dwellings

Neighbouring land uses

Dwellings
Office
Unmanaged Forest

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Land off Troy Road, Horsforth (close to train station). Old mill building on site.
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Spatial relationships

UDP Designations

N32 Greenbelt	5.90	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	5.90	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	94.10	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.15
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Nearest train station	Horsforth
Nearest train station distance (m)	327.01
Nearest bus stop	8020
Nearest bus stop distance (m)	29.65

Agricultural classification	
Grade	Percent
Urban	100

S/o Troy Mills Troy Road Ls18

Site Plan ref: n/a ELR ref: 2701350

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

Access comments

Existing accesses with improvements ok

4

Local network comments

ok

4

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

Access comments

Existing accesses with improvements ok

4

Local network comments

ok

4

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail			

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ3 within north of site. See comments in our previous I&O consultation. Ordinary watercourse (Old Mill Beck) following Eastern boundry).	

LCC	
Ecology support	Not supported
Red - This proposed allocation lies adjacent to the Moseley Beck, a UK BAP priority habitat. It also includes an area of lowland mixed deciduous woodland UK BAP habitat. Provide a minimum stand off from the beck of 10m and remove the woodland from the allocation. Enhance the beck wildlife corridor through additional locally native tree planting.	

Education comments	

Flood Risk	
Whilst the majority of the site is located in Flood Zone 1, a part of the site is located in zone 3A(i). Office use is appropriate for all parts of the site, but a FRA is required for any development in the zone 3, which demonstrates that flood risks will be reduced and managed. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History	
Applications since 1/1/2009, covering more than 50% of the site	

App Number	Proposal	Decision	% of site
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S/o Troy Mills Troy Road Ls18

Site Plan ref: n/a

ELR ref: 2701350

App Number	Proposal	Decision	% of site
09/9/00175/MOD	Part demolition of mill and change of use of mill buildings to offices, 12 flats and 2 maisonettes, erection of 2 storey office block with basement car parking and laying out of new vehicular access and surface car parkingNON MATERIAL AMENDMENT: Amendments to layout to millpond car park area and construction of 4 additional spaces off access	M01	99
09/05414/COND	Consent, agreement or approval required by conditions 3, 4, 6, 13 and 26 of Planning Application 07/02260/FU	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Permission for mixed use scheme (including offices) completed Spring 2010. The site is not available.

355 Roundhay Road, Leeds

Site Plan ref: n/a ELR ref: 3002680

Site Details

Easting	432249	Northing	436279	Site area ha	0.26	SP7	
HMCA	North Leeds				Ward	Roundhay	

Site Characteristics

Site type	Brownfield
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On-site land uses

Other

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site at 355 Roundhay Road, Roundhay. Surrounded by housing.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	3.93
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Nearest train station	Leeds City
Nearest train station distance (m)	4008.70
Nearest bus stop	1789
Nearest bus stop distance (m)	41.67

Agricultural classification	
Grade	Percent
Urban	100

355 Roundhay Road, Leeds

Site Plan ref: n/a

ELR ref: 3002680

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5

Access comments	
Ok use exisitng access	5

Local network comments	
OK small site	5

Mitigation measures	Total score
	15

Highways site support	
Yes	

Contingent on other sites	

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5

Access comments	
Ok use exisitng access	5

Local network comments	
OK small site	5

Mitigation measures	Total score
	15

Highways site support	
Yes	

Contingent on other sites	

355 Roundhay Road, Leeds

Site Plan ref: n/a

ELR ref: 3002680

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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Network Rail**Yorkshire Water**

Treatment Works	
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Environment Agency

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
Supported	

Education comments**Flood Risk**

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas	
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Electric**Fire and Rescue****Telecoms****Other**

Heritage England	
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Natural England**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/02964/COND	Consent, agreement or approval required by conditions 4 and 5 of Planning Application 13/00296/FU	A	100
10/04073/FU	Replacement petrol filling station, two storey building for A1 and B1 use, ATM, canopy, car wash, jet wash/vac service bays, basement car parking and new vehicle access from Gledhow Wood Road	A	100

355 Roundhay Road, Leeds

Site Plan ref: n/a ELR ref: 3002680

App Number	Proposal	Decision	% of site
13/00296/FU	Replacement Petrol filling station, single storey building retail unit, cash machine, canopy, carwash jetwash bays, floodlighting and new underground tanks	A	100
13/04139/COND	Consent, agreement or approval required by conditions 13, 20, 27, 28 and 29 of Planning Application 13/00296/FU	A	100
13/03602/COND	Consent, agreement or approval required by conditions 9, 10, 14, 25 and 26 of Planning Application 13/00296/FU	A	100

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

The site is not available for employment. Permission for petrol filling station (13/00296/FU).

Mansion & Former Kitchen Garden Gledhow Park Dri

Site Plan ref: n/a ELR ref: 3401980

Site Details

Easting	431045	Northing	436678	Site area ha	0.71	SP7	
HMCA	North Leeds				Ward	Chapel Allerton	

Site Characteristics

Site type	
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On-site land uses

Vacant building

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Undulating	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Land off Gledhow Park Drive/Mansion Gate. The site includes a listed buildinga and significant tree cover. Falls within a predominantly residential area.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	3484.61
Nearest bus stop	7558
Nearest bus stop distance (m)	177.51

Agricultural classification	
Grade	Percent
Urban	100

Mansion & Former Kitchen Garden Gledhow Park Dri

Site Plan ref: n/a ELR ref: 3401980

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	
Access from Mansion Gate Drive	5
Local network comments	
OK	5
Mitigation measures	Total score
	15
Highways site support	
Yes	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 under 1ha. See comments in our previous I&O consultation.

LCC

Ecology support	Supported
Supported - Green.	

Mansion & Former Kitchen Garden Gledhow Park Dri

Site Plan ref: n/a

ELR ref: 3401980

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/02167/EXT	Extension of time for planning application 07/02970/LI for Listed building application for part demolition and extensions to offices to form 15 flats and erection of part two and part three storey block of 22 flats	A	93
13/03145/EXT	Extension of time period for planning permission 10/02142/EXT for Change of use part demolition and extensions to offices to form 15 flats and erection of part two and part three storey block of 22 flats with car parking	A	93
14/04975/FU	Part demolition and extensions to Mansion House to form three houses and three flats with car parking and erection of 12No. new-build houses with garages and car parking	A	93
14/04976/LI	Listed Building application for part demolition and extensions to Mansion House to form three houses and three flats with car parking and erection of 12No. new-build houses with garages and car parking	A	93
10/02142/EXT	Extension of time for planning application 07/02971/FU for Change of use part demolition and extensions to offices to form 15 flats and erection of part two and part three storey block of 22 flats with car parking	A	93
13/03164/EXT	Extension of time period for listed building consent 10/02167/EXT for part demolition and extensions to offices to form 15 flats and erection of part two and part three storey block of 22 flats	A	93

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Mansion & Former Kitchen Garden Gledhow Park Dri

Site Plan ref: n/a ELR ref: 3401980

Submission Draft Plan Allocation Conclusion

A UDP Employment site. However, the site is not available as permission for residential was extended Nov 2013 (13/03145/EXT).

Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU

Site Plan ref: n/a ELR ref: CF5M024

Site Details

Easting	427086	Northing	439042	Site area ha	4.7	SP7	
HMCA	North Leeds				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Brownfield
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On-site land uses

General

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

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

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	2666.71
Nearest bus stop	5222
Nearest bus stop distance (m)	205.29

Agricultural classification	
Grade	Percent
Urban	100

Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU

Site Plan ref: n/a

ELR ref: CFSM024

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Public Transport Core Strategy standards met for schools/health/local services but not for rail service.

3

Access comments

Existing accesses suitable, Adel Lane access needs improved visibility

5

Local network comments

Local congestion concern over Adel Lane traffic use

3

Mitigation measures

Traffic calming on Adel Lane and footway improvements, crossing and cycle link on A661

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

See 1033

Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU

Site Plan ref: n/a

ELR ref: CFSM024

LCC

Ecology support

Supported

Supported

Education comments**Flood Risk**

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/03605/COND	Consent, agreement or approval required by conditions 5, 18, 19, 21 and 27 of Planning Application 13/04008/OT	SPL	99
14/04948/COND	Outline planning application for demolition of existing buildings and erect residential development including means of access.Consent, agreement or approval required by conditions 12 and 13 of planning application 13/04008/OT.		99
14/04990/TR	Proposed Tree Works	R	99
13/04008/OT	Outline planning application for demolition of existing buildings and erect residential development including means of access	A	99
14/04944/COND	Consent, agreement or approval required by conditions 12 and 13 of Planning Application 13/04008/OT	SPL	99
14/05138/OT	Variation of conditions 2, 4, 6, 7, 10, 14, 23, 26 and 28 (please see cover letter for details) of approval 13/04008/OT	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU

Site Plan ref: n/a ELR ref: CFSM024

Submission Draft Plan Allocation Conclusion

Site has planning permission for residential development (Identified Site HG1-72) so is not available for mixed use development.
--

Parlington Estate, Aberford (Phase 1)

Site Plan ref: MX2-39 ELR ref: 5372

Site Details							
Easting	441620	Northing	436237	Site area ha	114.52	SP7	Other
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Dwellings	
Managed Forest	
Neighbouring land uses	
Agriculture	
Managed Forest	

Other land uses - None

Topography	Flat and sloping	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Large site forms a major part of the former Parlington Estate. The site is located between the settlements of Barwick in Elmet, Aberford and Garforth. The site consists of mainly arable agricultural fields within a rolling landscape. The site has an access from Aberford Road and is located in close proximity to both the A1 and M1 motorways. The majority of the site has no public access with the exception of a couple of PROW's and National Cycle Route 66.
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	2788.90
Nearest bus stop	10202
Nearest bus stop distance (m)	1197.15

Agricultural classification	
Grade	Percent
Grade 2	23.31
Grade 3	1.09
Non-agricultural	0.06
Grade 3b	19.2

Parlington Estate, Aberford (Phase 1)

Site Plan ref: MX2-39

ELR ref: 5372

Grade 3a	56.34
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Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
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2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes

Coalescence Conclusion	No merging but would significantly reduce the green belt gap
------------------------	--

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
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4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes

Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development of the site would create an incursion within the Green Belt and the site performs an important role in safeguarding the countryside from encroachment. The site is adjacent to some heritage assets and lies close to Aberford and Barwick which are historic settlements. The site encompasses a well contained landform which is surrounded by mature woodland areas with further scope for significant landscaping works to be incorporated into any development scheme, which will help to assimilate the development and reduce the visual impact from neighbouring historic settlements. The Outer North-East area is already characterised by a pattern of free standing settlements. If developed the new settlement would be situated equi-distance from neighbouring villages of Aberford and Barwick-in-Elmet and is separated from Garforth to the south by the M1. As such no merging of settlements will occur, but it would reduce the greenbelt gap between settlements, but not to a significantly detrimental degree. Whilst it is acknowledged that the site would have an impact on the purposes of Green Belt, Paragraph 82 of the NPPF identifies large scale developments such as new settlements are examples where new Green Belt boundaries could be established in exceptional circumstances.

Summary of infrastructure provider comments

Parlington Estate, Aberford (Phase 1)

Site Plan ref: MX2-39

ELR ref: 5372

LCC Highways Comments

Public transport accessibility comments

The site fails all accessibility criteria. However a development of this size will effectively be a village in its own right and should provide and sustain public transport provision and local services, which should be provided as part of the development

Rank (1-5)

1

Access comments

Access could be achieved by way of a new junction on B1217 Aberford Road. A development of this scale will require a number of access points, there are concerns that the only adopted site frontage is Aberford Road (B1217) which limits access/connectivity opportunities

4

Local network comments

Significant cumulative impact issues on the local and strategic highway network

4

Mitigation measures

none identified - to be assessed through TA

Total score

9

Highways site support

Yes with significant mitigation

Contingent on other sites

Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
<p>The proposal is understood to be for 1,850 homes plus ancillary land uses by the end of the Plan period in 2028 with the potential for later expansion upto 5,000 homes. Highways England has commented separately on the proposal. Committed RIS schemes: M621 junctions 1-7 improvements - scheme intended to start in the current roads period (2015/16-2019/20). M1 J39-J42 Smart Motorway scheme completed. M1/M62 Lofthouse Interchange - scheme to be developed in the current roads period with the objective of commencing construction in the period 2020/21-2024/25. M1 junction 45 improvement - anticipated construction start 2017. M1 junction 46 - developer scheme to allow the East Leeds Orbital Route (ELOR) to connect into the gyratory at the junction. M621 junction 7 - developer funded capacity enhancement schemes – implementation dates to be determined. Highways England West Yorkshire Infrastructure Study (WYIS) shows that additional mitigation will be needed. The following locations identified in the WYIS to require additional mitigation are relevant: M1 junction 47, M1 junction 46 - substantial improvements to the operation of the gyratory. M1 junctions 45 and 46 - additional mainline capacity. M1 junction 44 - southbound offslip and northbound onslip. M62 J30 - westbound offslip. M62 J30 to 32 - mainline capacity. M621 junction 7 - M621 J7 outbound from Leeds. A1(M) junction 44. Additional capacity enhancement may be needed at some locations but some of the sections of the strategic road network impacted are beyond the boundary of the WYIS area. M62 J27 significant junction capacity enhancement, M62 J28 westbound to Leeds movement capacity. Additional capacity enhancement may be needed in some locations but some of the sections of the strategic road network impacted are beyond the boundary of the WYIS area.</p>			

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints	Site is located within FZ1. Site is not shown as being at significant risk from surface water flooding.
<p>Cock beck (main river) runs along the western boundary of the site. FZ3 areas along Cock Beck. River Crow (ordinary watercourse/culvert) runs through the site with some associated FZ3 areas. Development should be confined to FZ1 areas only. Any works within 8m of the 'top of the bank' of a Main River will require a 'Flood Risk Activity Environmental Permit' from the Environment Agency prior to works commencing.</p> <p>Site is also located on a principal aquifer. We request that you consult Yorkshire Water on the proposed site allocations in relation capacity issues identified with the sewer network.</p>	

LCC

Ecology support

Supported with mitigation

Parlington Hollins SEGI (and part of the Leeds Habitat Network) lies within the proposed allocation and Barwick Banks immediately to the west - both are directly or indirectly threatened by housing development on this site. Otter, badger, and bats associated with Cock Beck and woodland. May be thistle broomrape in adjacent woodland or grassland.

Parlington Estate, Aberford (Phase 1)

Site Plan ref: MX2-39 ELR ref: 5372

Education comments

See Infrastructure Background paper

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

It is considered that a significant proportion of the supply of new development (housing and employment) in the Outer North-East HMCA is best achieved through the planning of a purpose built new settlement. The new freestanding settlement could be planned to meet garden village principles and provides a unique opportunity to deliver comprehensive large scale development including high quality new homes, local employment opportunities, new community green spaces and a range of supporting community services and infrastructure within an attractive environment. The allocation of a new settlement as part of the overall portfolio of allocations is considered to represent the best way of achieving sustainable development whilst meeting the identified development needs of the Outer North East HMCA. Phase 1 of a potentially larger settlement will be delivered within the plan period; however the wider site could help to ensure the stable delivery of housing in the longer term.

Deighton Rd Wetherby

Site Plan ref: n/a ELR ref: 3103830

Site Details

Easting	440625	Northing	448687	Site area ha	0.28	SP7	
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Brownfield
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On-site land uses

Dwellings
Manufacturing and Wholesale

Neighbouring land uses

Vacant land
Dwellings
Office

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Brownfield site situated within major settlement boundary close to centre.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	16.98
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Nearest train station	Cross Gates
Nearest train station distance (m)	14887.21
Nearest bus stop	5335
Nearest bus stop distance (m)	75.84

Agricultural classification	
Grade	Percent
Urban	100

Deighton Rd Wetherby

Site Plan ref: n/a ELR ref: 3103830

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

3

Access comments

Ok use exisiting access

5

Local network comments

OK small site

3

Mitigation measures

Total score

11

Highways site support

Yes

Contingent on other sites

Public transport accessibility comments

Within 10mins of bus stop - not fully meeting standard

Rank (1-5)

3

Access comments

ok use existing access

5

Local network comments

Needs to be dealt with as a comprehensive development of the area

3

Mitigation measures

Total score

11

Highways site support

Yes

Contingent on other sites

Deighton Rd Wetherby

Site Plan ref: n/a

ELR ref: 3103830

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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Network Rail**Yorkshire Water**

Treatment Works

Environment Agency

Constraints
FZ1 under 1ha. See comments in our previous I&O consultation.

LCC

Ecology support	Supported
Supported	

Education comments**Flood Risk**

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric**Fire and Rescue****Telecoms****Other**

Heritage England

Natural England**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/04852/FU	Demolition of existing dwelling and outbuildings and erection of 13No. apartments and associated works	W	100
10/04071/EXT	Extension of time for planning application 31/315/05/RE (Renewal of outline permission to erect detached 2 storey office block)	A	100

Deighton Rd Wetherby

Site Plan ref: n/a ELR ref: 3103830

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site not available. Required for residential use. Current planning application for 13 apartments pending.

Site Details							
Easting	440938	Northing	449465	Site area ha	6.28	SP7	
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
Agriculture	
Neighbouring land uses	
Manufacturing and Wholesale	
Storage	
Transport tracks and ways	
Agriculture	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Vacant site formed part of a former undeveloped employment designation (E4:37). Flat site with good road links. The site is bounded by the motorway to the east, existing industrial area to the west and agricultural land to the north.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	15723.48
Nearest bus stop	2951
Nearest bus stop distance (m)	354.85

Agricultural classification	
Grade	Percent
Grade 2	36.99
Grade 3b	13.14
Grade 3a	49.87

Sandbeck Lane Wetherby Ls22

Site Plan ref: n/a ELR ref: 3104020

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Partly within 10min walk to bus stop

Rank (1-5)

2

Access comments

Access from A168

5

Local network comments

Need a T.A to review

4

Mitigation measures

undefined

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Public transport accessibility comments

Partly within 10min walk to bus stop

Rank (1-5)

2

Access comments

Access from A168

5

Local network comments

Need a T.A to review

4

Mitigation measures

undefined

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Sandbeck Lane Wetherby Ls22

Site Plan ref: n/a

ELR ref: 3104020

Highways England

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
Supported - Green.	

Education comments

--

Flood Risk

Majority of the site is located in FZ1, ie Low risk of fluvial flooding. There is a small area along the Northern boundary shown to be FZ2 / FZ3A and a topographical survey is required to confirm the extent. Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/00279/OT	Outline Planning Application to layout access and erect business and industrial park development, with offices, research and development units, light industrial units, warehouses with car parking and attenuation pond.	A	68

Conclusions

Sandbeck Lane Wetherby Ls22

Site Plan ref: n/a ELR ref: 3104020

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site is suitable for both employment and housing. Given it's location and the local housing pressure, this is now proposed for residential allocation. No longer available for general employment.

Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby

Site Plan ref: n/a ELR ref: 3104030

Site Details

Easting	445545	Northing	446435	Site area ha	1.4	SP7	
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses
Manufacturing and Wholesale
Storage

Neighbouring land uses
Manufacturing and Wholesale
Vacant land

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
Site forms three distinct sections and is situated within an established industrial estate. The eastern side of the site appears to be in use as a depot (as previous pp). The central section of the site incorporates an attractive WWII factory building. The building is presently occupied by a general employment use. The western part of the site incorporates recently constructed industrial sheds

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	13715.95
Nearest bus stop	364
Nearest bus stop distance (m)	134.24

Agricultural classification	
Grade	Percent
Urban	100

Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby

Site Plan ref: n/a ELR ref: 3104030

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Very poor PT access at Thorp Arch estate overall

Rank (1-5)

1

Access comments

Access via private internal roads to Wighill Lane

3

Local network comments

Cumulative impact concern - significant development under consideration. Lack of footways throughout site. Poor pedestrian facilities.

2

Mitigation measures

Improvements to PT, Footway provision?

Total score

6

Highways site support

No

Contingent on other sites

Highways England

Impact No material impact Network Status No objection

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

Site not found in GIS files provided by LCC - please provide grid reference for further comments

LCC

Ecology support Not supported

Not Supported - RED - includes valuable calcaerous grassland habitats.

Ph2 Plot 361 Street 7 & Avenue E East Thorp Arch Trading Estate Wetherby

Site Plan ref: n/a ELR ref: 3104030

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

This is the best and nearly only complete surviving example of a Second World War Royal Ordnance Filling factory in the country. It is an important representation of the colossal investment made for the war effort and is also significant as an example of highly-planned factory design following the 1937 Factories Act. The overall original layout of the site is clearly discernible and a wide range of original buildings and associated features still survive. This includes original air raid shelters, blast walling and earth embankments.
Whilst this is a particularly significant area historically, we do not consider that this would prevent the redevelopment of parts of the site provided that this is undertaken in such a manner that the historic character of the area is safeguarded and will allow future generations to interpret the site and its past activities.
It is appreciated that the site has continued to evolve over the years and that the key to its long-term preservation will be to ensure that it remains in use. A Masterplan should be produced to guide the development of this area and ensure that those elements which contribute to its significance are retained.

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Whole site in active general employment use. Site does not present a new employment allocation opportunity.

Units A-d Cromwell Park York Road Wetherby Ls22

Site Plan ref: n/a ELR ref: 3104060

Site Details

Easting	440830	Northing	448721	Site area ha	0.48	SP7	
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Office
Vacant land
Night Club

Neighbouring land uses

Office
Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Brownfield site situated within an established commercial area. The site contains two main parts. The northern section contains a recently constructed office block and car parking. The southern part of the site now relates to the neighbouring Engine Room night club

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Cross Gates
Nearest train station distance (m)	14981.40
Nearest bus stop	904
Nearest bus stop distance (m)	106.01

Agricultural classification	
Grade	Percent
Urban	100

Units A-d Cromwell Park York Road Wetherby Ls22

Site Plan ref: n/a ELR ref: 3104060

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Within 10mins of bus stop - not fully meeting standard

Rank (1-5)

3

Access comments

ok use exisiting access

5

Local network comments

OK small site

5

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Public transport accessibility comments

Within 10mins of bus stop - not fully meeting standard

Rank (1-5)

3

Access comments

ok use exisiting access

5

Local network comments

OK small site

5

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Units A-d Cromwell Park York Road Wetherby Ls22

Site Plan ref: n/a

ELR ref: 3104060

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

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Yorkshire Water

Treatment Works
Appropriate stand-off distances/diversion will be required for all infrastructure

Environment Agency

Constraints
FZ1 under 1ha. See comments in our previous I&O consultation.

LCC

Ecology support	Supported
Supported	

Education comments

--

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England

Natural England

--

Conclusions

Submission Draft Plan Allocation
Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site unavailable. Northern section of the site has been fully built out (as 2004 consent). The southern part of the site was subject to an approved planning application to extend the adjacent nightclub (The Engine Room), which post date the employment approval on the site

Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22

Site Plan ref: n/a ELR ref: 3104100

Site Details

Easting	437851	Northing	448210	Site area ha	0.2	SP7	
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Dwellings

Neighbouring land uses

Dwellings
Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

The site is located within a former farm complex within a rural setting. The site consists of a former farm building wirthin landscaped grounds. A row of TPO'd trees exists to the northern boundary of the side. Access to the site is via an unadopted track linked to Sicklinghall Road.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Cross Gates
Nearest train station distance (m)	13852.14
Nearest bus stop	8541
Nearest bus stop distance (m)	1314.17

Agricultural classification	
Grade	Percent
Grade 2	100

Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22

Site Plan ref: n/a

ELR ref: 3104100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	Yes
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site would create an isolated development within the Green Belt and would not assist in safeguarding the countryside from encroachment
--

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Fails to meet standards	1
Access comments	
Ok use existing access	5

Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22

Site Plan ref: n/a ELR ref: 3104100

Local network comments		
OK small site		5
Mitigation measures		Total score
		11
Highways site support		
Yes		
Contingent on other sites		
Public transport accessibility comments		Rank (1-5)
Fails to meet standards		1
Access comments		
Ok use exisiting access		5
Local network comments		
OK small site		5
Mitigation measures		Total score
		11
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
SPZ1 (Majority of site apart from western edge), SPZ2 (western edge of site) water abstaratction licence for drinking on site. FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported
Supported	

Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22

Site Plan ref: n/a

ELR ref: 3104100

Education comments**Flood Risk****Flood Zone 1**

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities**Gas****Electric****Fire and Rescue****Telecoms****Other****Heritage England****Natural England****Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/05300/FU	Change of use of offices to 4 flats and 4 houses (Amendment to approval 07/04873/FU, 2 additional flats) including side extension	A	93
11/04948/COND	Consent, agreement or approval required by conditions 6, 10, 11 and 14 of Planning Application 10/05300/FU	A	93
11/04196/FU	Change of use, alterations and extension of offices to 1 house and erect detached double garage and store	A	93
09/01578/FU	Change of use of offices to 4 flats and 4 town houses (Amendment to approval 07/04873/FU, 2 additional flats) including side extension	A	93
14/05616/FU	Variation of condition 2 (approved plans) of previous approval 13/04965/FU for MINOR MATERIAL AMENDMENT for removal of one townhouse and construction of swimming pool for the south eastern unit, with various minor amendments	A	99
11/04198/FU	Change of use, alterations and extension of part of offices to form 4 dwellings, with detached double garage and store. (Amendment to previous approval 10/05300/FU)	A	93
13/04965/FU	Change of use of offices to form four houses and four flats, including extensions and alterations, erection of garage block, alterations to access and internal road layout	A	99

Conclusions**Submission Draft Plan Allocation**

Not allocated for employment use

Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22

Site Plan ref: n/a ELR ref: 3104100

Submission Draft Plan Allocation Conclusion

Site appears to have been recently converted into residential use as such it is not likely to be available for employment use. The site would create an isolated development within the Green Belt with poor transport links. This is out of centre location and unsuitable for office use. Overall not suitable and unlikely to be available for employment.

S/o Travellers Rest Inn Harewood Road Collingham Wetherby

Site Plan ref: n/a ELR ref: 3104330

Site Details

Easting	435346	Northing	445116	Site area ha	0.41	SP7	
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses	
Derelict	
Car Parks	

Neighbouring land uses	
Dwellings	
Pub	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Brownfield site, former Public House.	

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	10710.41
Nearest bus stop	10085
Nearest bus stop distance (m)	908.30

Agricultural classification	
Grade	Percent
Grade 2	99.61
Grade 3	0.39

S/o Travellers Rest Inn Harewood Road Collingham Wetherby

Site Plan ref: n/a

ELR ref: 3104330

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas?	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt Assessment not undertaken because site no longer available for employment use because of planning permission for nursery.

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments		Rank (1-5)
Fails to meet standards		1
Access comments		
ok use existing access		5

Local network comments		4
OK small site		
Mitigation measures		Total score
		10
Highways site support		
Yes		
Contingent on other sites		
Public transport accessibility comments		Rank (1-5)
Fails to meet standards		1
Access comments		
ok use existing access		5
Local network comments		
OK small site		4
Mitigation measures		Total score
		10
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agency			
Constraints			
FZ1 under 1ha. See comments in our previous I&O consultation.			
LCC			
Ecology support	Supported		
Supported			

S/o Travellers Rest Inn Harewood Road Collingham Wetherby

Site Plan ref: n/a

ELR ref: 3104330

Education comments**Flood Risk****Flood Zone 1**

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities**Gas****Electric****Fire and Rescue****Telecoms****Other****Heritage England****Natural England****Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/00132/FU	Change of use of former public house to form childrens day nursery		100
12/04937/ADV	3 externally illuminated signs	A	100
10/9/00247/MOD	Change of use of public house to offices with replacement porch and windows and provision of ramp NON MATERIAL AMENDMENT: Insertion of 2 obscure glazed windows to side elevation	M01	100
12/04936/FU	Change of use and alterations, demolition and extensions of former public house to children's nursery; including recladding, associated landscaping and car parking.	A	100
10/04559/ADV	1 internally illuminated fascia sign 1 internally illuminated logo sign, 1 internally illuminated wall mounted and 1 externally illuminated freestanding car parking sign to offices	A	100
13/9/00189/MOD	Change of use and alterations, demolition and extensions of former public house to children's nursery; including recladding, associated landscaping and car parking NON MATERIAL AMENDMENT to 12/04936/FU:Additional windows to curved wall, new external stair to provide emergency egress to upper garden as requested by Building Control, Change opening lights to windows, Amended ground floor level to create level egress to front elevation.	M01	100
10/00794/FU	Change of use of public house to offices with replacement porch and windows and provision of ramp	A	100

Conclusions

S/o Travellers Rest Inn Harewood Road Collingham Wetherby

Site Plan ref: n/a ELR ref: 3104330

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Not available for employment use. Recent consent for a nursery development post dates the previous office permission

Sweep Farm Boston Road Wetherby Ls22 5 Dx

Site Plan ref: n/a ELR ref: 3104400

Site Details

Easting	440230	Northing	446780	Site area ha	0.39	SP7	
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
Part of a farm complex surrounded by agricultural fields. The site includes disused farm buildings

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	12949.59
Nearest bus stop	4869
Nearest bus stop distance (m)	1017.88

Agricultural classification	
Grade	Percent
Grade 2	100

Sweep Farm Boston Road Wetherby Ls22 5 Dx

Site Plan ref: n/a

ELR ref: 3104400

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	Yes
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence**Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments	Rank (1-5)
Fails to meet standards	1

Access comments	
ok use existing access	5

Sweep Farm Boston Road Wetherby Ls22 5 Dx

Site Plan ref: n/a ELR ref: 3104400

Local network comments		4
OK small site		
Mitigation measures		Total score
		10
Highways site support		
No		
Contingent on other sites		
Public transport accessibility comments		Rank (1-5)
Fails to meet standards		1
Access comments		
ok use existing access		5
Local network comments		
OK small site		4
Mitigation measures		Total score
		10
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported
Supported	

Sweep Farm Boston Road Wetherby Ls22 5 Dx

Site Plan ref: n/a

ELR ref: 3104400

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/01570/FU	Change of use and alterations of agricultural buildings and garage block to warehousing with office accommodation (class B8)	A	100
11/04051/FU	Variation of condition 3 of application 10/01570/FU to allow building 2 to have clay pantile roof finish	A	100

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Planning permission now expired planning permission of B8 use. Isolated Green Belt location, and proposal would have high potential not suitable to lead unrestricted sprawl and harm the Green Belt. Not suitable for employment allocation.

Site Details							
Easting	441308	Northing	449726	Site area ha	0.52	SP7	
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Site consists of numerous former farm buildings surrounded by agricultural fields	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	99.87	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	16084.64
Nearest bus stop	14188
Nearest bus stop distance (m)	805.01

Agricultural classification	
Grade	Percent
Grade 2	99.87

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Fails to meet standards

Rank (1-5)

1

Access comments

ok use existing access

5

Local network comments

OK small site

4

Mitigation measures

Total score

10

Highways site support

No

Contingent on other sites

Public transport accessibility comments

Fails to meet standards

Rank (1-5)

1

Access comments

ok use existing access

5

Local network comments

OK small site

4

Mitigation measures

Total score

10

Highways site support

No

Contingent on other sites

Land At Sandbeck Lane Wetherby Ls23

Site Plan ref: n/a

ELR ref: 3104420

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas	
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Electric

Fire and Rescue

Telecoms

Other

Heritage England	
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Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/02020/COND	Consent, agreement or approval required by conditions 3, 6, 9, 11, 12 and 17 of Planning Application 10/03298/FU	SPL	100
10/03298/FU	Detached warehouse including laying out of car park and vehicular access	A	100
14/00597/COND	Consent, agreement or approval required by conditions 15 and 16 of Planning Application 10/03298/FU	A	100

App Number	Proposal	Decision	% of site
12/02928/COND	Consent, agreement or approval required by conditions 4, 6, 9, 10, 11, 12, 15, 16 and 17 of Planning Application 10/03298/FU	SPL	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
Site built out in 2011. Would not contribute to employment land supply for the plan period	

Thorp Arch Trading Estate

Site Plan ref: n/a ELR ref: EMP00326

Site Details

Easting	444660	Northing	446562	Site area ha	85.18	SP7	
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics

Site type	40:60 green/brown
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On-site land uses

Vacant land
Vacant building
Manufacturing and Wholesale
Shops

Neighbouring land uses

Manufacturing and Wholesale
Storage
Vacant land
Office
Other

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site forms part of the former WW2 munitions depot which now has a number of vacant plots mixed in with low density industrial and commercial buildings and some retail warehouses. Some uses occupy original depot buildings, including bunkers; some uses occupy more recent buildings.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.02	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	1.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	13546.90
Nearest bus stop	3979
Nearest bus stop distance (m)	310.31

Agricultural classification	
Grade	Percent
Urban	100

Thorp Arch Trading Estate

Site Plan ref: n/a

ELR ref: EMP00326

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Fails CS standards

Rank (1-5)

1

Access comments

The internal road network is suitable to access employment uses on the site

4

Local network comments

There are various points of congestion in surrounding settlements that would need to be assessed.

3

Mitigation measures

Potential for improvements being required to mitigate the impact on the surrounding highway network and to public transport.

Total score

8

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact	Network Status

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support Not supported

- Part of site is an existing SEGI and other additional extensive parts have been identified in 2013 by West Yorkshire Ecology as meeting the West Yorkshire Local Wildlife Sites Criteria - see red hatched areas on drawing RM/EMP00326. UK BAP Priority Habitats also present. Main interest is Magnesian Limestone Grassland some of which is unimproved - and therefore of high ecological quality. NPPF para. 111 refers to the need to avoid development of brownfield sites where they are of high environmental value - which applies to this site.

Thorp Arch Trading Estate

Site Plan ref: n/a ELR ref: EMP00326

Education comments	
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Flood Risk	
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Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
Heritage England	

Natural England	
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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/03061/OT	Outline Planning Application for residential development with associated parking, landscaping, primary school, village centre, retail development, sports pavilion, play area, amenity space and associated off site highway works	W	95

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	

Submission Draft Plan Allocation Conclusion	
Landowners have asserted that the site is not available or viable for general employment allocation. Site has a pending housing application.	

Park Hill, Business Park

Site Plan ref: n/a ELR ref: EMP00340

Site Details							
Easting	441285	Northing	447768	Site area ha	7.07	SP7	
HMCA	Outer North East				Ward	Wetherby	

Site Characteristics	
Site type	50:50 green/brown
On-site land uses	
Vacant land	
Wholesale distribution	
Office	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Generally flat site on a gentle north south slop. Site has road frontage acess with existing Park Hill Business Park and an area of B2/8 employment land. The site consists of two separate parts, with a large stripe of open land and a copule of dwelling houses in between.
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	100.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Garforth
Nearest train station distance (m)	14161.27
Nearest bus stop	9722
Nearest bus stop distance (m)	463.92

Agricultural classification	
Grade	Percent
Grade 2	37.01
Grade 3	13.89
Grade 3b	21.75
Grade 3a	27.35

Park Hill, Business Park

Site Plan ref: n/a ELR ref: EMP00340

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

Park Hill, Business Park

Site Plan ref: n/a **ELR ref:** EMP00340

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

This is existing Park Hill business park. Not available for new allocation.

Site Details

Easting	430598	Northing	444681	Site area ha	7.01	SP7	
HMCA	Outer North East				Ward	Harewood	

Site Characteristics

Site type	50:50 green/brown
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On-site land uses

Manufacturing and Wholesale
Office

Neighbouring land uses

Outdoor amenity and open space
Agriculture
Managed Forest

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

The site comprises of a cluster of historic and former farm buildings which are now in business use. The site lies within the Harewood Estate and within the Harewood House Historic Parks and Garden boundary. The site is enclosed by managed woodland. A public right of way is present across the middle of the site (north-south).

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	8297.96
Nearest bus stop	2219
Nearest bus stop distance (m)	492.19

Agricultural classification	
Grade	Percent
Grade 3	99.21
Grade 4	0.79

Land at Harewood Yard, Harewood, Leeds

Site Plan ref: n/a

ELR ref: EMP00358

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
--------------------------------	---

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes

Coalescence Conclusion	No merging of settlements
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3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site performs an important role in safeguarding from encroachment
-------------------------	---

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	No

Character Conclusion	Significant effect on the setting and special character of historic features
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site comprises of a cluster of historic and former agricultural buildings which are now in business use. These changes of use were previous acceptable in Green Belt terms. If the whole site was to be taken out of the Green Belt it would create an isolated development which is not well related to the existing urban area. The site also currently benefits from several features such as a PROW and nature conservation areas which mean it performs an important role in safeguarding the countryside from encroachment. In addition the site is located within the Harewood House Historic Parks and Gardens and several listed buildings are contained within the site. If the site was to form a strategic employment allocation it would have a significant impact on the setting and special character of these historic features. Overall, the site is considered to have an unacceptable impact on the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Fails to meet accessibility standards

Rank (1-5)

1

Access comments		1
Rural private roads unlikely to be suitable for additional development. Access onto Weardley Lane poor		
Local network comments		2
Only suitable for modest expansion of existing businesses		
Mitigation measures		Total score 4
Highways site support		
Only for modest expansion of existing businesses.		
Contingent on other sites		
Only for modest expansion of existing businesses.		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Not supported (Red). Northern and southern parts of the site form important parts of the Leeds Habitat Network - woodland and Stank Beck. The woodland is likely to accord with UK BAP Priority Habitat. To be acceptable, a revised boundary would be required that excludes the woodland areas and provides a buffer to the western, southern and northern boundaries to protect the Leeds Habitat Network. Special consideration will need to be given to features for roosting bats (known records for Common Pipistrelle, Brown Long Eared, Myotis and Noctule) and nesting Red Kites. Stank Beck is known to support Otters and may support White Clawed Crayfish.	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Green Belt site located within the Harewood Estate and within the Harewood House Historic Park and Gardens. The site is situated outside the settlement heirarchy and therefore the location does not align with the spatial development strategy. The site is presently a small business park formed by conversions from historic buildings and former agricultural buildings. The site also contains significant areas of woodland which have ecological importance. Consequently very little residual land is avaiable within the site for development and these are not considered to represent a strategic allocation opportunity which would justify its release from the Green Belt. If the whole site was considered for development then it would have a detrimental impact on the heritage assests (Historic Park and Gardens and listed buildings), as well as the Green Belt and areas of ecological importance.

Site Details							
Easting	436501	Northing	441067	Site area ha	4.78	SP7	Other Rural Extension
HMCA	Outer North East				Ward	Harewood	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Office	
Vacant building	
Neighbouring land uses	
Agriculture	
Outdoor sport facility	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Large brownfield site situated to the southern edge of Scarcroft within land defined as Green Belt. The site contains a 4 storey office building with significant areas of hardstanding. A vacant listed building is also situated within the site. Mature trees line the boundaries of the site. Agricultural land is situated to the east and west of the side with a cricket pitch to the south-west.
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Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		
Cross Gates		
Nearest train station distance (m)		6624.65
Nearest bus stop		9867
Nearest bus stop distance (m)		281.11
Agricultural classification		
Grade	Percent	
Grade 3	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails CS standards		1
Access comments		
Access from A58 using exisitng access OK		4
Local network comments		
Minimal impact over exisitng use		4
Mitigation measures		Total score
		9
Highways site support		
No		
Contingent on other sites		

Highways England	
Impact	Major impact
Network Status	Likely to require significant physical mitigation

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported (Green)	

NEB Site, Scarcroft Lodge, Scarcroft, Leeds

Site Plan ref: n/a

ELR ref: CFSM033

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

This site lies within the Seacroft Conservation Area. When originally designated, it is presumed that this open area was considered to make an important contribution to the character or appearance of the Conservation Area. Therefore, one might assume that its loss and subsequent development would result in harm to that part of the designated area.

In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas, there will need to be some assessment of what contribution this plot of land makes to the character of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable.

This site adjoins the curtilage of Scarcroft Lodge which is a Grade II Listed Building.

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, before allocating this area, there would need to be some assessment of what contribution this currently undeveloped area makes to the significance of this asset and what effect its loss and subsequent development might have upon its significance.

If allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed.

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Site is within Seacroft Conservation Area and adjoin the curtilage of Scarcroft Lodge, a Grade II Listed Building. Site is also within the Green Belt. Site is not suitable for office development due to out of centre location. Due to the conservation, heritage and Green Belt constraint, site is unlikely to be suitable or viable to be converted to suit modern general employment uses. This site is now proposed for residential use (see site HG2-26).

Site Details							
Easting	419065	Northing	445302	Site area ha	0.48	SP7	
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Storage, workshop, piggery	
Neighbouring land uses	
Waterways	
Manufacturing (ceased use)	
Agriculture	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
A small triangle shaped site bounded by the river and road. It currently has various uses including storage, small wood treatment area, and piggery. The site is located within the Green Belt however there are strong defencible boundaries.	

Spatial relationships

UDP Designations			Core Strategy	
N32 Greenbelt	99.94	% overlap	Main Urban Area	0.00
N34 PAS	0.00		Major Settlement	1.00
RL1 Rural Land	0.00		Minor Settlement	0.00
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		Regeneration Areas	
N5 Open Space	0.00		Inner South RA	0.00
N6 Playing Pitch	0.00		LB Corridor RA	0.00
N8 Urban Green Corridor	0.00		EASEL RA	0.00
CC Shopping Quarter	0.00		Aire Valley RA	0.00
UDP City Centre	0.00		West Leeds Gateway	0.00
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Sch. Ancient Mon.	0.00			

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Guiselley
Nearest train station distance (m)	3095.17
Nearest bus stop	14227
Nearest bus stop distance (m)	312.64

Agricultural classification	
Grade	Percent
Grade 3	16.31
Urban	83.69

Land off Ilkley Road, Otley, Leeds

Site Plan ref: EG2-2

ELR ref: 2900042

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

This site is in triangle shape bounded by the river, road and existing manufactory site (that is within the development limit of Otley). It has low potential to lead to unrestricted sprawl, and unlikely to result in merging of settlement. It does not currently perform an important role in safeguarding from encroaching into the countryside. Whilst the site is within/adjacent to the Otley conservation area, redevelopment would have marginal effect on the setting and special character which could be mitigated.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Fails to meet accessibility standards

Rank (1-5)

1

Land off Ilkley Road, Otley, Leeds

Site Plan ref: EG2-2 ELR ref: 2900042

Access comments		
Access on to Ilkley Road but poor junction with through part of Otley Road		3
Local network comments		
Congestion in Otley		3
Mitigation measures		Total score
		7
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Not supported
Not supported - RED - The River Wharfe SEGI lies to the immediate north of this proposed allocation. The site is important for otters, whiteclawed crayfish, bat, fish and other riparian habitat. This whole site lies within the updated 2014 Leeds Habitat Network because of the proximity to the river and risk of flooding.	

Education comments

Flood Risk
Site is located adjacent to the river Wharfe and lies within SFRA FZ3A(i) and FZ2. A detailed FRA is required for any development. Potential surface water flood risk in part of the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
General employment allocation	
Submission Draft Plan Allocation Conclusion	
A small triangle shaped brownfield site bounded by the river and road. The site is located within the Green Belt however there are strong defencible boundaries i.e. the river and road, and development would be unlikely to result in unrestricted sprawl. Site is suitable, available and achievable for general employment subject to appropriate mitigations against flood risk, ecology and conservation area.	

Site Details							
Easting	419120	Northing	445267	Site area ha	0.53	SP7	
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics	
Site type	Greenfield
On-site land uses	grassed land next to car park.
Neighbouring land uses	Manufacturing and Wholesale storage and car park

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	A vacant piece of land currently grassed, being part of existing premises of manufactory (former Ideal Standard factory).
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Spatial relationships

UDP Designations

N32 Greenbelt	0.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Guiselley
Nearest train station distance (m)	3064.68
Nearest bus stop	14227
Nearest bus stop distance (m)	261.68
Agricultural classification	
Grade	Percent
Grade 3	36.72
Urban	63.28

Land off Ilkley Road, Otley, Leeds

Site Plan ref: EG2-3 ELR ref: 2900040

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Fails to meet accessibility standards		1
Access comments		
Access on to Ilkley Road but poor junction with through part of Otley Road		3
Local network comments		
Congestion in Otley		3
Mitigation measures		Total score
		7
Highways site support		
No		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Not supported - RED - The River Wharfe SEGI lies to the immediate north of this proposed allocation. The site is important for otters, whiteclawed crayfish, bat, fish and other riparian habitat. This whole site lies within the updated 2014 Leeds Habitat Network because of the proximity to the river and risk of flooding.	

Land off Ilkley Road, Otley, Leeds

Site Plan ref: EG2-3 ELR ref: 2900040

Education comments

Flood Risk

Site is located adjacent to the river Wharfe and lies within SFRA FZ3A(i) and FZ2. A detailed FRA is required for any development. Potential surface water flood risk in part of the site.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

General employment allocation

Submission Draft Plan Allocation Conclusion

A vacant piece of land currently grassed, next to the car park and being part of existing premises of manufactory (former Ideal Standard factory). Site has no significant physical or policy constraints for general employment use.

East Chevin Road Otley Ls21

Site Plan ref: n/a ELR ref: 2901230

Site Details

Easting	420599	Northing	445032	Site area ha	1.5	SP7	
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Brownfield
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On-site land uses

Wholesale distribution

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Cattle Market. A mix of industrial buildings/sheds and hardstanding.Site is partly within the retail area for Otley.
--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiselay
Nearest train station distance (m)	3312.16
Nearest bus stop	3459
Nearest bus stop distance (m)	79.67

Agricultural classification	
Grade	Percent
Grade 4	48.35
Urban	51.65

East Chevin Road Otley Ls21

Site Plan ref: n/a ELR ref: 2901230

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
5/10min walk to frequent bus service, suitable for light industrial		5
Access comments		
Access via established access on East Chevin Road and new access on Leeds Road.		5
Local network comments		
Congestion in Otley		3
Mitigation measures		Total score
yes within Otley		13
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England	
Impact	No material impact
Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported
Supported - Green.	

East Chevin Road Otley Ls21

Site Plan ref: n/a ELR ref: 2901230

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Minor surface water flood risk
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

The site is in existing use as a cattle auction site and provides other community functions including car boot sales. Whilst a brownfield site within the urban area, it is not considered appropriate as an employment allocation.

Wharfedale Fabrication Coal Yard, Station Rd, Arthington

Site Plan ref: n/a ELR ref: 2901530

Site Details

Easting	425914	Northing	444659	Site area ha	0.04	SP7	
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Brownfield
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On-site land uses

Storage

Neighbouring land uses

Agriculture

Transport tracks and ways

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	No

Description

A small employment use established by lawful certificate. Surrounded by trees. Access from a residential road.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	5717.85
Nearest bus stop	7571
Nearest bus stop distance (m)	186.76

Agricultural classification	
Grade	Percent
Grade 3	100

Wharfedale Fabrication Coal Yard, Station Rd, Arthington

Site Plan ref: n/a

ELR ref: 2901530

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is an isolated located within the Green Belt. It would create an island site within the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Fails to meet standards	2
Access comments	
Access Via Station Road OK	4

Wharfedale Fabrication Coal Yard, Station Rd, Arthington

Site Plan ref: n/a ELR ref: 2901530

Local network comments		5
OK small site		
Mitigation measures		Total score 11
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported
Supported (Green)	

Education comments	

Flood Risk	
Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Wharfedale Fabrication Coal Yard, Station Rd, Arthington

Site Plan ref: n/a ELR ref: 2901530

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/03190/FU	Detached block of 2 workshop units	A	100
09/01558/CLE	Certificate of Lawfulness for use as light industrial/storage	A	100

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site has existing employment uses on site. Therefore not appropriate to allocate for employment use.

Westgate, Otley

Site Plan ref: n/a ELR ref: 2901610

Site Details

Easting	420084	Northing	445433	Site area ha	0.74	SP7	
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Dwellings
Car Parks
Manufacturing and Wholesale

Neighbouring land uses

Shops
Financial and professional services
Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

Flat site comprising a mix of uses, with poorly defined boundaries.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	31.92
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Nearest train station	Guiselley
Nearest train station distance (m)	3444.71
Nearest bus stop	6622
Nearest bus stop distance (m)	140.13

Agricultural classification

Grade	Percent
Urban	100

Westgate, Otley

Site Plan ref: n/a

ELR ref: 2901610

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets accessibility standards

5

Access comments

Access on to Westgate

4

Local network comments

Westgate / kirkgate / Boroughgate junction congestion

3

Mitigation measures

Westgate / Kirkgate/ Boroughgate needs wider Otley alterations to traffic routing

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

2901620

Highways England

Impact No material impact Network Status No objection

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support Supported

Supported - Green.

Westgate, Otley

Site Plan ref: n/a ELR ref: 2901610

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

This site has been derelict/vacant for a number of years and is proposed to come forward as part of a scheme with Ashfield Works. It is located within the town centre therefore town centre uses would be most appropriate. Access to the site is through a Council owned car park.

Produmax Otley LS21 3HX

Site Plan ref: n/a ELR ref: EMP00342

Site Details

Easting	420266	Northing	445127	Site area ha	0.05	SP7	
HMCA	Outer North West			Ward	Otley and Yeadon		

Site Characteristics

Site type	
-----------	--

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
Existing employment site	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Guiselley
Nearest train station distance (m)	3235.84
Nearest bus stop	8794
Nearest bus stop distance (m)	222.13

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
In current employment use. Allocation for employment use is not appropriate.	

Produmax Otley LS21 3HX

Site Plan ref: n/a ELR ref: EMP00342

Site Details

Easting	420593	Northing	445644	Site area ha	0.24	SP7	
HMCA	Outer North West			Ward	Otley and Yeadon		

Site Characteristics

Site type	
-----------	--

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
Existing employment site	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Guiselley
Nearest train station distance (m)	3843.55
Nearest bus stop	3299
Nearest bus stop distance (m)	41.89

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
15/02658/FU	Alterations to elevations and new close boarded fence	A	61

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

In current employment use. Allocation for employment use is not appropriate.

Site Details							
Easting	419632	Northing	444840	Site area ha	0.22	SP7	
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics	
Site type	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description
Existing employment site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Guiselay
Nearest train station distance (m)	2737.59
Nearest bus stop	1694
Nearest bus stop distance (m)	258.64

Agricultural classification	
Grade	Percent
Grade 4	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/03610/FU	Internal alterations to form additional offices including new entrance door and windows to warehouse	A	100
13/00501/FU	Change of use and alterations of warehouse (B8 use) to offices (B1 use)	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

In current employment use. Allocation for employment use is not appropriate.

Sinclairs Otley LS21 1AH

Site Plan ref: n/a ELR ref: EMP00345

Site Details

Easting	420419	Northing	445185	Site area ha	0.59	SP7	
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	
-----------	--

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
Existing employment site	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Guiselley
Nearest train station distance (m)	3356.02
Nearest bus stop	8794
Nearest bus stop distance (m)	108.93

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
In current employment use. Allocation for employment use is not appropriate.	

Sinclairs Otley LS21 1AH

Site Plan ref: n/a

ELR ref: EMP00345

Site Details

Easting	420416	Northing	445675	Site area ha	0.93	SP7	
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics

Site type	
-----------	--

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
Existing employment site	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.52
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Nearest train station	Guiselley
Nearest train station distance (m)	3795.65
Nearest bus stop	3845
Nearest bus stop distance (m)	163.02

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
In current employment use. Allocation for employment use is not appropriate.	

Site Details							
Easting	420734	Northing	445502	Site area ha	1.86	SP7	
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics	
Site type	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description
Existing employment site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Guiseley
Nearest train station distance (m)	3785.70
Nearest bus stop	3299
Nearest bus stop distance (m)	164.62

Agricultural classification	
Grade	Percent
Urban	90.23
Grade 3b	9.77

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

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Flood Risk

--

Utilities

Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	

Submission Draft Plan Allocation Conclusion	
In current employment use. Allocation for employment use is not appropriate.	

P.H. Plasters Otley LS21 3HA

Site Plan ref: n/a ELR ref: EMP00347

Site Details							
Easting	419373	Northing	445267	Site area ha	1.6	SP7	
HMCA	Outer North West				Ward	Otley and Yeadon	

Site Characteristics	
Site type	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description
Existing employment site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Guiselay
Nearest train station distance (m)	3096.18
Nearest bus stop	9506
Nearest bus stop distance (m)	150.41

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
In current employment use. Allocation for employment use is not appropriate.	

Wharfebank Business Centre Otley

Site Plan ref: n/a ELR ref: EMP00348

Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ

Site Plan ref: n/a ELR ref: CFSM035

Site Details

Easting	424528	Northing	442951	Site area ha	8.41	SP7	
HMCA	Outer North West				Ward	Adel and Wharfedale	

Site Characteristics

Site type	Mixed
-----------	-------

On-site land uses

Agriculture
Dwellings
Other

Neighbouring land uses

Agriculture
Dwellings

Other land uses

Equestrian centre

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

Residential dwelling with existing equestrian use on the site with associated buildings, paddock and exercise area. The majority of the site is agricultural land.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Horsforth
Nearest train station distance (m)	3813.41
Nearest bus stop	10840
Nearest bus stop distance (m)	433.07

Agricultural classification	
Grade	Percent
Grade 4	100

Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ

Site Plan ref: n/a

ELR ref: CFSM035

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development of the site would create unrestricted urban sprawl into the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Does not meet public transport, primary education or employment criteria and only part of site meets secondary education and heath criteria	1

Access comments	
Good frontage with adopted highway but trees fronting highway may be an issue, requires footway and access works	4

Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ

Site Plan ref: n/a

ELR ref: CFSM035

Local network comments

Possible cumulative impact in local area

4**Mitigation measures**

access and footway improvements

Total score**9****Highways site support**

Yes with mitigation

Contingent on other sites**Highways England**

Impact	Material Impact	Network Status	No objection subject to satisfactory mitigation

Network Rail**Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

LCC

Ecology support Not supported

Not supported (RED). There are two areas of Lowland Mixed Deciduous Woodland (a UK Biodiversity Action Plan Priority Habitat) along the eastern parts of this allocation (approx. 0.5ha.) which should be excluded.

Education comments**Flood Risk**

Flood Zone 1. Minor watercourse bisects the site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation
Not allocated for mixed use

Submission Draft Plan Allocation Conclusion
Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns regarding poor accessibility and access difficult to achieve due to short frontage and dense trees.

Pontefract Road Rothwell

Site Plan ref: n/a ELR ref: 2201750

Site Details

Easting	434604	Northing	429040	Site area ha	6.65	SP7	
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses
Manufacturing and Wholesale
Car Parks

Neighbouring land uses
Dwellings
Wholesale distribution
Transport tracks and ways

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
Large employment site off Leeds Road, Rothwell.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.92
-----------------	------

Nearest train station	Woodlesford
Nearest train station distance (m)	2217.17
Nearest bus stop	5301
Nearest bus stop distance (m)	146.04

Agricultural classification	
Grade	Percent
Urban	100

Pontefract Road Rothwell

Site Plan ref: n/a ELR ref: 2201750

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Site is well served by Public Transport

4

Access comments

existing access may require signalisation if use intensified

3

Local network comments

good local network

4

Mitigation measures

Improved access junction

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact

Network Status

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support Supported

Supported (Green)

Pontefract Road Rothwell

Site Plan ref: n/a ELR ref: 2201750

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

The site has an existing employment use and therefore cannot contribute to additional supply.

Site Details

Easting	440856	Northing	426196	Site area ha	0.45	SP7	
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Office

Neighbouring land uses

Agriculture

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Isolated site to the south east of Methley/Micketown (off Green Lane).
--

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Woodlesford
Nearest train station distance (m)	4958.02
Nearest bus stop	2657
Nearest bus stop distance (m)	222.50

Agricultural classification	
Grade	Percent
Grade 3	100

Adj Dunford House Green Lane Methley Ls26

Site Plan ref: n/a

ELR ref: 2201970

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas?	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Within 10mins of bus stop - not fully meeting standard	3

Access comments	
Access needs improvement for pedestrians	4

Local network comments		5
ok		
Mitigation measures		Total score 12
footway required to A639 and bus stop		
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

Yorkshire Water
Treatment Works

Environment Agency	
Constraints	
Site within FZ3. See comments in our previous I&O consultation. Eastern border touches Functional flood plain.	

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk
Site located on the edge of Flood Zone 2. Office Uses are appropriate for this location. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

The site was completed in 2009 and therefore has been removed from contributing towards the requirement in the Site Allocations Plan as this is prior to commencement of the Core Strategy.

Land and buildings at Richmond stables, Leeds Road, Lofthouse, Wakefield, WF3 3ND

Site Plan ref: n/a ELR ref: EMP00339

Site Details

Easting	433253	Northing	425577	Site area ha	1.8	SP7	
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Outdoor sport facility

Neighbouring land uses

Agriculture

Dwellings

Allotment and city farm

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Flat site, currently used for stable. Largely green open field with a few outbuildings for horses. Site has road frontage access on the east. North boundary abuts allotment land.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4997.40
Nearest bus stop	7137
Nearest bus stop distance (m)	100.08

Agricultural classification	
Grade	Percent
Grade 3	100

Land and buildings at Richmond stables, Leeds Road, Lofthouse, Wakefield, WF3 3ND

Site Plan ref: n/a

ELR ref: EMP00339

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment**1. Check the unrestricted sprawl of large built up areas**

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	Significant effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is bounded by residential land to the east and west, a well established allotment to the north and agricultural land and Lofthouse Hill Golf Club to the south. The site is currently used as stables which is a recreational use acceptable in the Green Belt. The current Green Belt boundary is drawn along Westgate Lane to the north, which is a clear defensible boundary. Land to the south of Westgate Lane (allotment, stables, golf club and agricultural use) is open and of countryside character whilst to its north is residential village setting. This site serves the Green Belt functions in terms of preventing unrestricted sprawl and safeguarding the countryside from encroachment. Development for general employment on this site would be out of scale for the village of Lofthouse and negatively affect the village setting and character.

Summary of infrastructure provider comments**Highways England**

Impact		Network Status	

Land and buildings at Richmond stables, Leeds Road, Lofthouse, Wakefield, WF3 3ND

Site Plan ref: n/a

ELR ref: EMP00339

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/05178/CLE	Certificate of Existing Lawful use for 16 livery stables and 3 tack rooms and 2 stores	A	100
09/03460/CLE	Certificate of Existing Lawfulness for use as commercial riding stables	R	100

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Proposed new employment site during Publication Draft public consultation. Whilst the site is flat land and physically suitable for employment use, the entire site is located within the Green Belt. A Green Belt assessment concludes that releasing of this site serves the Green Belt

Land and buildings at Richmond stables, Leeds Road, Lofthouse, Wakefield, WF3 3ND

Site Plan ref: n/a **ELR ref:** EMP00339

functions in terms of preventing unrestricted sprawl and safeguarding the countryside from enroachment. Development of general employment on this site would negatively affect the village setting and character of Lofthouse. Site is recommended to be discounted for general employment allocation.

Site of Glenoit & Minerva Mills, Aberford Road, Oulton

Site Plan ref: n/a ELR ref: MXD00052

Site Details

Easting	437115	Northing	429078	Site area ha	2.32	SP7	
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses

Derelict

Neighbouring land uses

Dwellings

Waterways

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Cleared brownfield site to the north east of Woodlesford, adjacent to the 'maltings' estate. The site borders the canal to the north and housing to the south. Over two thirds of the site falls within flood zone 3.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	100.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	294.18
Nearest bus stop	3774
Nearest bus stop distance (m)	283.35

Agricultural classification	
Grade	Percent
Grade 3	81.36
Urban	18.64

Site of Glenoit & Minerva Mills, Aberford Road, Oulton

Site Plan ref: n/a ELR ref: MXD00052

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
5bph,100% primary health & education		4
Access comments		
access achievable with some mitigation works		4
Local network comments		
Some conjection issues		3
Mitigation measures		Total score
traffic calming scheme (road bumps)		11
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Red - The Aire and Calder Navigation runs adjacent to this site - it is an important wildlife corridor for species such as otter, bats and water vole - a biodiversity buffer of a minimum 10 metres is required with informal soft landscaping. There is also a mill goit to the south-eastern boundary of the site used by water voles - which also requires a minimum 10m stand off from the mill goit and plant with stands of locally native trees and scrub, with areas of open neutral grassland and fen retained adjacent to the mill goit for water voles, and provide a wider area where the mill goit joins the canal and restrict access to people (to provide a refuge for otters).	

Site of Glenoit & Minerva Mills, Aberford Road, Oulton

Site Plan ref: n/a

ELR ref: MXD00052

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/05674/COND	Consent, agreement or approval required by condition 9 of Planning Application 13/03191/FU	INT	99
13/03192/LI	Listed Building Application for alterations to listed buildings to provide flood defences along the River Aire	A	99
14/04910/COND	Consent, agreement or approval required by conditions 12, 16, 19, 21 and 27 of Planning Application 13/03191/FU	INT	99
14/02294/COND	Consent, agreement or approval required by condition 14 of Planning Application 13/03191/FU	A	99
14/03452/COND	Consent, agreement or approval required by conditions 3, 4, 8, 9, 10, 14, 17 and 20 of Planning Application 13/03191/FU	INT	99
13/03191/FU	Linear flood defences along River Aire and removal of Knostrop Cut	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Brownfield site within major settlement boundary. Site allocated for housing (HG2-178).

Residual Land At Temple Point Bullerthorpe Lane Ls15

Site Plan ref: n/a ELR ref: 3203170

Site Details

Easting	437704	Northing	432725	Site area ha	2.56	SP7	
HMCA	Outer South East				Ward	Garforth and Swillington/Temple Newsam	

Site Characteristics

Site type	
-----------	--

On-site land uses

Office

Derelict

Neighbouring land uses

Dwellings

Transport tracks and ways

Restaurants and Cafes

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

The site is sat to the south west corner where the M1 meets the A63. The site is accessible from Bullerthorpe Lane.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	2231.90
Nearest bus stop	7932
Nearest bus stop distance (m)	323.63

Agricultural classification	
Grade	Percent
Grade 2	15.48
Grade 3	82.83
Grade 3b	0.2
Grade 3a	1.49

Residual Land At Temple Point Bullerthorpe Lane Ls15

Site Plan ref: n/a ELR ref: 3203170

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)	
Public transport accessibility comments			
Adequate Public Transport		4	
Access comments			
Good existing access		4	
Local network comments			
Extant permissions in place		4	
Mitigation measures		Total score	
		12	
Highways site support			
yes			
Contingent on other sites			

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported
Supported	

Residual Land At Temple Point Bullerthorpe Lane Ls15

Site Plan ref: n/a

ELR ref: 3203170

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/03712/COND	Consent, agreement or approval required by conditions 4, 5, 7, 8, 10, 13, 16 and 17 of Planning Application 12/01422/FU		95
12/01422/FU	Erection of 86 houses and associated greenspace	A	95
12/9/00203/MOD	Erection of 86 houses and associated greenspace NON MATERIAL AMENDMENT to 12/01422/FU: House type substitutions to Plots 39, 40, 44, 45, 49, 50, 51, 52, 56, 57, 74, 75, 78, 79, 15, 16, 17, 66 and 67	M01	95
12/04236/FU	Variation of condition 3 of Planning Application 12/01422/FU (Erection of 86 houses and associated greenspace) to allow use of alternative materials	A	95
11/02402/FU	Erection of 86 houses and associated greenspace	R	98

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

UDP employment allocation. However, not available as the site has permission for 86 houses (12/01422/FU).

Site Details							
Easting	441351	Northing	433840	Site area ha	0.72	SP7	
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

Site type

On-site land uses

Unmanaged Forest

Derelict

Neighbouring land uses

Outdoor sport facility

Outdoor amenity and open space

Storage

Dwellings

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site to the north of Garforth, off Ash Lane. Site 3305370 lies to the south.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	730.77
Nearest bus stop	4325
Nearest bus stop distance (m)	259.59

Agricultural classification	
Grade	Percent
Urban	100

Lotherton Way & Ash Lane Garforth

Site Plan ref: n/a ELR ref: 3305200

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

5/10min walk to frequent bus service,

Rank (1-5)

4

Access comments

Improve Ash Lane and junction with A642

3

Local network comments

A642 congestion at Main Street.

3

Mitigation measures

Improve Ash Lane and junction with A642 along with 3305370

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

3305370

Public transport accessibility comments

5/10min walk to frequent bus service,

Rank (1-5)

4

Access comments

Improve Ash Lane and junction with A642

3

Local network comments

A642 congestion at Main Street.

3

Mitigation measures

Improve Ash Lane and junction with A642 along with 3305370

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

3305370

Lotherton Way & Ash Lane Garforth

Site Plan ref: n/a

ELR ref: 3305200

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
Supported - Green but Great Crested Newts within 210m, small chance site is used for hibernation/terrestrial habitat.	

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Minor surface water flood risk. Possible risk from sewer flooding.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas	
-----	--

Electric

Fire and Rescue

Telecoms

Other

Heritage England	
------------------	--

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/00772/FU	Detached workshop to vacant land	R	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	

Lotherton Way & Ash Lane Garforth

Site Plan ref: n/a **ELR ref:** 3305200

Submission Draft Plan Allocation Conclusion

UDP employment allocation. However, the site has been found unsuitable because of highway constraints and drainage issues. Not proposed for employment allocation.
--

Aberford Road Garforth

Site Plan ref: n/a ELR ref: 3305370

Site Details

Easting	441358	Northing	433694	Site area ha	1.77	SP7	
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor sport facility

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Office

Storage

Unmanaged Forest

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site off Aberford Road. Garforth. There are two sport pitches on the site. Contained by development on three sides.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	99.49
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Nearest train station	East Garforth
Nearest train station distance (m)	687.65
Nearest bus stop	8628
Nearest bus stop distance (m)	136.06

Agricultural classification

Grade	Percent
Urban	100

Aberford Road Garforth

Site Plan ref: n/a ELR ref: 3305370

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

Access comments

Improve Ash Lane and junction with A642

3

Local network comments

A642 congestion at Main Street.

3

Mitigation measures

Improve Ash Lane and junction with A642

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

Access comments

Improve Ash Lane and junction with A642

3

Local network comments

A642 congestion at Main Street.

3

Mitigation measures

Improve Ash Lane and junction with A642

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Aberford Road Garforth

Site Plan ref: n/a

ELR ref: 3305370

Highways England

Impact	No material impact	Network Status	No objection

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
Supported - Green but Great Crested Newts at 290m. Small chance site is used for hibernation/terrestrial habitat.	

Education comments

--

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	

Submission Draft Plan Allocation Conclusion	
UDP employment allocation. However, the site has been found unsuitable because of highway constraints and drainage issues. Not proposed.	

Land at Newton Lane, Allerton Bywater, WF10 2AA

Site Plan ref: n/a ELR ref: CFSE002

Site Details

Easting	442817	Northing	427980	Site area ha	9.28	SP7	
HMCA	Outer South East				Ward	Kippax and Methley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Storage

Dwellings

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Large greenfield site off Newton Lane, Allerton Bywater.
--

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	5211.21
Nearest bus stop	11876
Nearest bus stop distance (m)	199.19

Agricultural classification	
Grade	Percent
Grade 3	96.3
Grade 4	3.7

Land at Newton Lane, Allerton Bywater, WF10 2AA

Site Plan ref: n/a

ELR ref: CFSE002

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	No
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Newton Lane acts as a natural boundary to Allerton Bywater. The site is only connected to the urban area on one boundary. As such, the site relates poorly the existing settlement and would extend out into the open countryside to the north of Allerton Bywater. If this site were developed the settlement boundary would shift to the north of Newton Lane setting a dangerous precedent for further expansion into the Green Belt. It would reduce the green belt gap between Allerton Bywater and Ledston village.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

The site is well served by Public Transport

Rank (1-5)

4

Land at Newton Lane, Allerton Bywater, WF10 2AA

Site Plan ref: n/a ELR ref: CFSE002

Access comments		
Adequate access can be achieved through the existing access which may require some improvement	4	
Local network comments		
The main access junction may require improvement, but the surrounding network has capacity	4	
Mitigation measures		Total score
Improved access junction		12
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	Major Impact	Network Status	Likely to require significant physical mitigation

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints
FZ3 & 2 within north eastern boundary of site, Functional floodplain (3b in SFRA) slightly within south western tip of site. Main river - Beck Tie In (Lin Dike) running along western boundary of site.

LCC
Ecology support
Not supported
Red -This proposed allocation lies only 290m from the Fairburn and Newton Ings SSSI - which is designated for its fen, grassland and open water habitats which support nationally important populations of wintering and passage birds. The farmland around the site may provide additional feeding habitats for these birds. The allocation of this site should not progress without discussions with Natural England and RSPB who manage the SSSI. Unclear impacts at present - due to insufficient data on use of surrounding farmland by SSSI birds. Any use for the site needs to respect the adjacent habitats in terms of water contamination, air pollution, and disturbance including light pollution. The southern boundary of the site comes within 10m of Newton Ings/Ledston Ings SEGI - a continuation of the wetland habitat within the SSSI. The SSSI is also designated as an Local Nature Reserve and is one of the best known bird sites within the Leeds district, visited by thousands of people every year. Any land use needs to ensure that it does not impact on public enjoyment of the neighbouring site. Any potential development needs to be well screened from the approach roads to Fairburn Ings, provided that this is compatible with other biodiversity conservation issues mentioned above.

Education comments

Flood Risk
Site located predominantly in Flood Zone 1. However, margins of the site to the East and South are located in Flood Zone 2. Office use is appropriate for all parts of the site, but a FRA will be required for development in Zone 2. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Land at Newton Lane, Allerton Bywater, WF10 2AA

Site Plan ref: n/a ELR ref: CFSE002

Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
Newton Lane acts as a natural boundary to Allerton Bywater. If this site were developed the settlement boundary would shift to the north of Newton Lane setting a dangerous precedent for further expansion into the Green Belt. Not proposed for employment.	

Site Details							
Easting	439915	Northing	433519	Site area ha	21.81	SP7	
HMCA	Outer South East				Ward	Garforth and Swillington	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Flat triangular site currently used for agriculture. It is set to the east of Garforth but bordered by housing to the east and north. Farms are located to the south west and further fields beyond. A small pylon runs along part of the northern boundary.
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Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.01
Nearest train station	Garforth	
Nearest train station distance (m)	745.72	
Nearest bus stop	5789	
Nearest bus stop distance (m)	226.34	

Agricultural classification	
Grade	Percent
Grade 2	14.11
Grade 3	53.13
Urban	32.76

Land Off Wakefield Road, Garforth

Site Plan ref: n/a

ELR ref: CFSM021

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site has an important strategic purpose in keeping the gap between settlements open and potential to lead to unrestricted sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
not all of site meets requirements for primary education and health, difficult for pedestrian crossing A642 to reach local centre	4

Access comments	Rank (1-5)
size of site would require multiple accesses to be provided	4

Land Off Wakefield Road, Garforth

Site Plan ref: n/a

ELR ref: CFSM021

Local network comments

local congestion issues and potential for significant cumulative impact with other nearby sites

3

Mitigation measures

unclear whether sufficient mitigation and capacity improvements can be achieved

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.			

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
There is capacity at Garforth for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

Environment Agency

Constraints

see 1044 FZ1 - no constraints

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1. Watercourse running across site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Land Off Wakefield Road, Garforth

Site Plan ref: n/a ELR ref: CFSM021

Other
Heritage England

Natural England
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.

Conclusions

Submission Draft Plan Allocation
Not allocated for mixed use

Submission Draft Plan Allocation Conclusion
Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.

Land North of Garforth, Leeds

Site Plan ref: n/a ELR ref: CFSM028

Site Details

Easting	440764	Northing	434083	Site area ha	46	SP7	
HMCA	Outer South East				Ward	Garforth and Swillington/Harewood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Dwellings

Neighbouring land uses

Agriculture
Dwellings
Transport tracks and ways

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site is set just north of Garforth and is part of a wider collection of sites. Currently used for agriculture it is mainly fields with a few sporadic dwellings. Flat site that has a road frontage running along the western boundary. Some tree cover, mainly along the boundary but there are two small collections within the site. The site abuts a larger protected forest area to the east.

Spatial relationships

UDP Designations

N32 Greenbelt	94.89	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	5.21	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Garforth
Nearest train station distance (m)	475.14
Nearest bus stop	4418
Nearest bus stop distance (m)	439.16

Agricultural classification	
Grade	Percent
Grade 3	61.5
Urban	14.04
Grade 3b	24.47

Land North of Garforth, Leeds

Site Plan ref: n/a

ELR ref: CFSM028

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site is set beyond the railway line and links to an industrial rather than residential area. Well contained on all sides reducing potential for further sprawl.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
part of site 3bh, 40% primary, 40% secondary, 40% health, poor footway connection into Garforth Town Centre with little scope for mitigation due to restriction under nearby railway bridge	3

Access comments

the level of development would require multiple accesses to be provided, position of new junctions would need to be considered in conjunction with access requirement for sites on opposite side of Barwick Road	4
--	---

Land North of Garforth, Leeds

Site Plan ref: n/a

ELR ref: CFSM028

Local network comments

route into Garforth constrained by narrow railway bridge, capacity/congestion issues on wider network

2

Mitigation measures

Unclear whether the local physical constraints on Barwick Road could be addressed. Significant cumulative impact on local network with other large nearby sites

Total score

9

Highways site support

no

Contingent on other sites

Highways England

Impact	Major impact	Network Status	Likely to require significant physical mitigation

Network Rail

Yorkshire Water

Treatment Works	Owlwood/Garforth
There is capacity at Garforth for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

Environment Agency

Constraints

see 2156 FZ1 under 1 ha. See comments in main text of our response.

LCC

Ecology support	Not supported
Not supported (RED). This proposed allocation includes 6.25ha of the Hawksnest Wood Local Wildlife Site/SEGI a site with one of the largest known populations of great crested newts in West Yorkshire. There are also water courses, lowland mixed deciduous woodland blocks and a pond all of which are UK BAP priority habitats and which should be excluded from the allocation site to maintain habitat connectivity. There are additional hedgerow and another possible ponds which need to be incorporated into the landscaping for any development or mitigation provided elsewhere. Great Crested Newts are present in the Local Wildlife Site/SEGI to the east of the proposed site and there is another record probably for the pond to the south of Lowside Cottage. Great Crested Newts are known to move up to 500m from their breeding ponds to find feeding and hibernation sites. This makes this whole proposed allocation site high risk for this European protected species. The site also supports Brown Hare a UK BAP priority species and is likely to support 4 other species of amphibians which are UK or West Yorkshire BAP priority species. A habitat corridor should be maintained along the motorway boundary to provide connectivity to land to the west. Permanent newt fencing may be required between the LWS/SEGI and the new development to prevent protected species being killed on new roads and in gully pots.	

Education comments

Flood Risk

Flood Zone 1. Watercourses running through site and along Northern boundary. Flooding to land around culvert entrance under M1.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Land North of Garforth, Leeds

Site Plan ref: n/a ELR ref: CFM028

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	
Within the Outer South East area there are eight nationally protected SSSIs, including significant wetland habitats adjacent to the River Aire. The effects of housing and employment allocations within this area should be assessed to determine their ecological impacts upon them. Recreational disturbance, loss of functional land (used by SSSI birds) and potential hydrological effects should be examined.	

Conclusions

Submission Draft Plan Allocation	
Not allocated for mixed use	

Submission Draft Plan Allocation Conclusion	
Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.	

Site Details							
Easting	430363	Northing	430200	Site area ha	3.4	SP7	
HMCA	Outer South West				Ward	City and Hunslet	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Outdoor amenity and open space	
Indoor sport facility	
Neighbouring land uses	
Indoor sport facility	
Outdoor sport facility	
Outdoor amenity and open space	
Manufacturing and Wholesale	
Wholesale distribution	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
LIKELY TO NEED SITE AREA ALTERATION AS INCLUDES BOWLING CENTRE. Site is open land to the rear of a large Industrial estate. Access via Parkside Lane. Location adjacent to an Industrial area makes it a suitable site.	

Spatial relationships

UDP Designations			Core Strategy	
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00
N34 PAS	0.00		Major Settlement	0.00
RL1 Rural Land	0.00		Minor Settlement	0.00
N1 Greenspace	0.97		Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		Regeneration Areas	
N5 Open Space	0.00		Inner South RA	0.00
N6 Playing Pitch	0.00		LB Corridor RA	0.00
N8 Urban Green Corridor	0.97		EASEL RA	0.00
CC Shopping Quarter	0.00		Aire Valley RA	0.00
UDP City Centre	0.00		West Leeds Gateway	0.00
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Sch. Ancient Mon.	0.00			

Other Spatial Relationships	
LCC ownership %	74.58
Nearest train station	Cottingley
Nearest train station distance (m)	2981.77
Nearest bus stop	10326
Nearest bus stop distance (m)	139.86
Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Reasonable accessibilty		3
Access comments		
access is very difficult given roundabout location and gradients		2
Local network comments		
spare local capacity		4
Mitigation measures		Total score
		9
Highways site support		
no		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported	

Parkside Lane Ls 11

Site Plan ref: EG2-16 ELR ref: 2101900

Education comments

Flood Risk

[Shapefile Area 5.5ha ??] Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

General employment allocation

Submission Draft Plan Allocation Conclusion

Site is open land to the rear of a large Industrial estate. Access via Parkside Lane. It is an appropriate site for employment particularly given its location.

Site Details							
Easting	430032	Northing	430525	Site area ha	0.39	SP7	
HMCA	Outer South West				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Office	
Manufacturing and Wholesale	
Wholesale distribution	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Site is a strip of land in the middle of Astra Business Park. As such it is ideally located for employment uses. Extension of time period of application 21/149/05/FU to erect 4 industrial units with associated service yards and car parking exp. 29/10/2013.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Cottingley
Nearest train station distance (m)		2686.45
Nearest bus stop		11092
Nearest bus stop distance (m)		179.73
Agricultural classification		
Grade	Percent	
Urban	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Within 10mins of bus stop - not fully meeting standard		3
Access comments		
As exisitng building		5
Local network comments		
existing use on site, low additional impact if redeveloped		5
Mitigation measures		Total score
		13
Highways site support		
Yes		
Contingent on other sites		

Highways England	
Impact	No material impact
Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation. Site close to permitted EA waste site (HW Martin Waste Ltd) which can give rise to pests.	

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
10/03771/EXT	Extension of time period of application 21/149/05/FU to erect 4 industrial units with associated service yards and car parking	A	100

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site is a narrow long strip within Astra Business Park. Site visit confirmed that a large part of the site is in existing use which would make most of site unavailable for new allocation.

Site Details							
Easting	427408	Northing	431377	Site area ha	0.26	SP7	
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Derelict	
Neighbouring land uses	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site located on south side of Wortley Ring Road (A6110) at the junction with Gelderd Road (A62). Site is currently vacant with remains of the previous development. Other vacant and derelict land to the north of this site, industrial/warehousing development to the south and west and the City West Business Park to the east. The site has been levelled with areas of concrete slab, asphalt, grass/bushes and a few young trees.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Cottingley
Nearest train station distance (m)		1307.49
Nearest bus stop		3990
Nearest bus stop distance (m)		34.82
Agricultural classification		
Grade	Percent	
Urban	100	

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)	
Public transport accessibility comments			
Meets accessibility standards		5	
Access comments			
Access onto Ring Road and Royds Lane using existng accesses		4	
Local network comments			
Gelderd Road / Ring Road junction congestion		3	
Mitigation measures		Total score	
Gelderd Road/Ring Road improvement,		12	
Highways site support			
yes with mitigation			
Contingent on other sites			

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported - Green.	

Education comments

Flood Risk

Site predominantly located in FZ3 and FZ2. A detailed FRA is required for any development. Potential for surface water flooding. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

General employment allocation

Submission Draft Plan Allocation Conclusion

Vacant and derelict site within an established commercial area. Overall this site is suitable, currently available and potentially achievable for general employment.

Site Details							
Easting	431120	Northing	426004	Site area ha	0.59	SP7	
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Agriculture	
Outdoor amenity and open space	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
This site has a lapsed permission for residential and a medical centre (08/00541/FU - exp. 16.04.2011). Although this permission has lapsed Members in the area have an expressed a desire to ratin the site for employment.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.24	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Morley
Nearest train station distance (m)		4657.02
Nearest bus stop		14347
Nearest bus stop distance (m)		172.57
Agricultural classification		
Grade		Percent
Grade 3		100

Fall Lane East Ardsley Wf3

Site Plan ref: EG2-20 ELR ref: 2200462

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Within 10mins of bus stop - not fully meeting standard

Rank (1-5)

5

Access comments

Consent for development of the site with access from Meadowside Road

5

Local network comments

ok

5

Mitigation measures

Parking controls may be required in residential area.

Total score

15

Highways site support

Supported

Contingent on other sites

Public transport accessibility comments

Within 10mins of bus stop - not fully meeting standard

Rank (1-5)

5

Access comments

Consent for development of the site with access from Meadowside Road

5

Local network comments

ok

5

Mitigation measures

Parking controls may be required in residential area.

Total score

15

Highways site support

Yes

Contingent on other sites

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation. Ordinary watercourse (running through west of site - culvert)	

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
General employment allocation	

Submission Draft Plan Allocation Conclusion	
Permission was originally given for housing development on Ardsley Sidings with a small element of employment land in order to provide mixed use employment opportunities in the area. The site is therefore considered suitable in principle for employment use and would assist providing local employment opportunities along with new housing in Ardsley.	

Fall Lane East Ardsley Wf3

Site Plan ref: EG2-20 ELR ref: 2200462

Former Brick Works Lingwell Gate Lane Thorpe Wf3

Site Plan ref: n/a ELR ref: 2201920

Site Details

Easting	431692	Northing	426726	Site area ha	2.68	SP7	
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Vacant land

Neighbouring land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Allocated site. Given adjacent use to the south is residential then likely to come forward as a housing site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.05	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4924.97
Nearest bus stop	2849
Nearest bus stop distance (m)	166.03

Agricultural classification	
Grade	Percent
Grade 3	100

Former Brick Works Lingwell Gate Lane Thorpe Wf3

Site Plan ref: n/a ELR ref: 2201920

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Public Transport adequate for B1 ©, B2 & B8 uses		3
Access comments		
existing with some improvements would be adequate		4
Local network comments		
spare local capacity		4
Mitigation measures		Total score
		11
Highways site support		
yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.Partially on historic landfill & within 250 m of active landfill	

LCC	
Ecology support	Supported
Supported	

Former Brick Works Lingwell Gate Lane Thorpe Wf3

Site Plan ref: n/a ELR ref: 2201920

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/00698/DEM	Determination for demolition of single storey derelict barn	A	67

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

This is a vacant brownfield site within Thorpe on the Hill development boundary. Whilst not within Green Belt, the site forms an effective buffer between residential land to the south and a safeguarded Natural Resource and Waste DPD site to the north.

Former Brick Works Lingwell Gate Lane Thorpe Wf3

Site Plan ref: n/a ELR ref: 2201921

Site Details

Easting	431702	Northing	426570	Site area ha	2.43	SP7	
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
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On-site land uses

Residential institution

Neighbouring land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Site has been built out as residential.

Spatial relationships

UDP Designations

N32 Greenbelt	0.12	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4980.31
Nearest bus stop	7675
Nearest bus stop distance (m)	73.54

Agricultural classification	
Grade	Percent
Grade 2	37.38
Grade 3	62.62

Former Brick Works Lingwell Gate Lane Thorpe Wf3

Site Plan ref: n/a ELR ref: 2201921

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Within 10minutes walk of a bus stop with high frequency service	3
Access comments	
Access onto B6135 Lingwell Gate Lane or Longthorpe Lane	5
Local network comments	
B6135 / Longthorpe Lane improvements, footway improvement on longthorpe Lane	4
Mitigation measures	Total score
Junction and footway improvements, crossing points	12
Highways site support	
Yes with mitigation	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.Partially on historic landfill & within 250 m of active landfill	

LCC

Ecology support	Supported
Supported - Green.	

Former Brick Works Lingwell Gate Lane Thorpe Wf3

Site Plan ref: n/a ELR ref: 2201921

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Minor.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site has been built out as residential.

Site Details							
Easting	431587	Northing	427007	Site area ha	1.01	SP7	
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant building	
Neighbouring land uses	
Agriculture	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description
Site is a historic building falling into disrepair. Negotiations are continuing to release land for housing to fund repair of the house. However, the use of the house is as yet undecided and given the location office use may be unlikely.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4750.93
Nearest bus stop	2849
Nearest bus stop distance (m)	162.10

Agricultural classification	
Grade	Percent
Grade 3	86.75
Grade 3a	13.25

Thorpe Hall Thorpe Lane Thorpe Wf3

Site Plan ref: n/a ELR ref: 2201930

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Within 10minutes walk of a bus stop with high frequency service	3
Access comments	
Poor access options due to bend and narrow carriageway	2
Local network comments	
A654/B6135 junction needs improvement, footway required on B6135	3
Mitigation measures	Total score
	8
Highways site support	
No	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 over 1ha. See comments in our previous I&O consultation.

LCC

Ecology support	Supported
Supported - Green.	

Thorpe Hall Thorpe Lane Thorpe Wf3

Site Plan ref: n/a ELR ref: 2201930

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

This site has Thorpe Hall Listed Building falling into disrepair. Negotiations are continuing to release land for housing to fund repair of the house. However, the use of the house is as yet undecided and given the out of centre location office use may be unlikely. Site carries UDP E4:41 employment allocation and is not in the Green Belt. Location is not easily accessible by public transport, and fails to meet the Core Strategy Accessibility Standards for new development (both employment and housing). Not proposed for general employment.

Site Details							
Easting	431949	Northing	426837	Site area ha	3.7	SP7	
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type

Greenfield

On-site land uses

Neighbouring land uses

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

The site is currently accessed directly from Thorpe Lower Lane and Lingwell Gate Lane (site address) is approximately 100 meteres to the west of the site's western boundary. The site has limited agricultural land particularly to the north and south. Further east is the M1 and beyond the mainly residential area of Robin Hood. To the west there is a limited amount of both housing and light industry/storage/distribution at Thorpe on the Hill.

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %

0.00

Nearest train station

Morley

Nearest train station distance (m)

5143.68

Nearest bus stop

2849

Nearest bus stop distance (m)

372.62

Agricultural classification

Grade	Percent
Grade 2	0.16
Grade 3	56.6
Grade 3b	25.62

Grade 3a	17.63
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Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development would represent an incursion into the Green Belt.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Within 10minutes walk of a bus stop with high frequency service

Rank (1-5)

3

Lingwell Gate Lane, Thorpe

Site Plan ref: EG2-21 ELR ref: 2202290

Access comments		
Access onto Thorpe Lower Lane		4
Local network comments		
Footways poor, A61 junction congestion		3
Mitigation measures		Total score
Footway improvements/ A61 junction improvements		10
Highways site support		
yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - Green.	

Education comments	
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Flood Risk	
Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
General employment allocation	
Submission Draft Plan Allocation Conclusion	
Green Belt site. This site is adjacent to a safeguarded Natural Resources and Waste site and is therefore considered to be more suitable for employment use than for housing. Development of the site would represent an incursion into Green Belt, however on balance its location close to the motorway network makes it suitable for employment use.	

Site Details							
Easting	426596	Northing	426077	Site area ha	1.15	SP7	
HMCA	Outer South West				Ward	Morley South	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Mineral works and quarries	
Wholesale distribution	
Manufacturing and Wholesale	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	

Description	
Site has had recent permission. 13/00904/FU - Soil treatment facility together with new [replacement] access to existing quarry, incorporating shared access arrangements and internal haul road, site office, car park, wheelwash and weighbridges. Site is middle of industrial estate and therefore suitable.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Morley
Nearest train station distance (m)		2062.74
Nearest bus stop		12969
Nearest bus stop distance (m)		535.10
Agricultural classification		
Grade		Percent
Non-agricultural		100

Plot 460 Howley Park Ind Est Morley

Site Plan ref: EG1-59 ELR ref: 2300267

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
just outside 10minutes walk of a bus stop with high frequency service		2
Access comments		
Extend Howley Park Road East		5
Local network comments		
Need comprehensive solution to all sites on Howley Park		4
Mitigation measures		Total score
		11
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England	
Impact	No material impact
Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.Partially on active landfill	

LCC	
Ecology support	

Plot 460 Howley Park Ind Est Morley

Site Plan ref: EG1-59

ELR ref: 2300267

Education comments

Flood Risk

Flood Zone 1. There is a public sewer crossing the site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/00904/FU	Soil treatment facility together with new [replacement] access to existing quarry, incorporating shared access arrangements and internal haul road, site office, car park, wheelwash and weighbridges	A	66
14/03776/COND	Consent, agreement or approval required by conditions 7, 8 and 11 of Planning Application 13/00904/FU	A	66
09/04074/COND	Consent, agreement or approval required by conditions 2, 3 and 8 of planning permission 23/333/00/MIN and condition 3 of planning permission 23/325/01/MIN	A	100
13/04822/COND	Consent, agreement or approval required by conditions 4 and 5 of Planning Application 13/00908/FU	A	66
14/04562/COND	Consent, agreement or approval required by conditions 9 and 10 of Planning Application 13/00904/FU	A	66

Conclusions

Submission Draft Plan Allocation

NRW employment

Submission Draft Plan Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.

Bruntcliffe Lane Morley

Site Plan ref: n/a ELR ref: 2301552

Site Details							
Easting	425449	Northing	428004	Site area ha	1.24	SP7	
HMCA	Outer South West				Ward	Morley North/Morley South	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Car auction site	
Neighbouring land uses	
Manufacturing and Wholesale	
Storage	

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Motor auction business site. Storage of cars and auction administrative building. Sandwiched between industrial buildings and land.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1519.54
Nearest bus stop	1390
Nearest bus stop distance (m)	159.56

Agricultural classification	
Grade	Percent
Grade 3	28.41
Urban	71.59

Bruntcliffe Lane Morley

Site Plan ref: n/a ELR ref: 2301552

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Within 10minutes walk of a bus stop with high frequency service		3
Access comments		
Existing access onto Bruntcliffe Lane ok		5
Local network comments		
local congestion at A650 junction in particular		3
Mitigation measures		Total score
		11
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported
Supported - Green.	

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site has existing use and unavailable for new employment allocation.

Site Details							
Easting	426699	Northing	427368	Site area ha	1.84	SP7	
HMCA	Outer South West				Ward	Morley South	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
Overgrown vacant land with buildings in a variety of uses around the edges facing surrounding roads.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	785.27
Nearest bus stop	1907
Nearest bus stop distance (m)	90.44

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
No viable access for redevelopment of the site without demolition of building and access on to High Street		2
Local network comments		
local congestion means junction		3
Mitigation measures		Total score
		10
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported
Supported - Green.	

Rods Mills Lane - High St Morley

Site Plan ref: n/a ELR ref: 2302530

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site in close proximity to Morley Town Centre. It accommodates a listed building and within setting of Morley Conservation Area. Central part has mature woodland which has ecological value. Office is unsuitable due to out of centre location. The physical and environmental constraints restrict development potential and viability for modern general employment use. Site has now been proposed for housing allocation.

Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11

Site Plan ref: n/a ELR ref: 2303441

Site Details

Easting	423188	Northing	428377	Site area ha	0.16	SP7	
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Office

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

A new building has recently been built on this site. The site itself is surrounded by agricultural land on three side and housing to the west. The site is directly off the Wakefield Rd. (B6315), just north of the M62 and approximately one kilometre west of Junction 27.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Morley
Nearest train station distance (m)	3786.04
Nearest bus stop	5354
Nearest bus stop distance (m)	100.79

Agricultural classification	
Grade	Percent
Urban	100

Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11

Site Plan ref: n/a ELR ref: 2303441

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Within 10mins of bus stop - not fully meeting standard

3

Access comments

existing access to B6135

5

Local network comments

OK

4

Mitigation measures

Total score

12

Highways site support

Yes

Contingent on other sites

Highways England

Impact No material impact Network Status No objection, no mitigation required

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

FZ1 under 1ha. See comments in our previous I&O consultation.

LCC

Ecology support Supported

Supported

Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11

Site Plan ref: n/a ELR ref: 2303441

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

This site is in existing employment use, hence no need for allocation.

Site Details							
Easting	426628	Northing	427644	Site area ha	0.43	SP7	
HMCA	Outer South West				Ward	Morley South	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Dwellings	
Office	
Neighbouring land uses	
Manufacturing and Wholesale	
Office	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Rectangular site bounded by Commercial St and Peel St. The Peel St end of the site comprises residential new build flats. The bottom end of the site comprises Peel St Mills (a 4-5 storey red brick mill building) and car parking.The site is in the centre of Morley at the junction of Peel St. and Commercial St.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Morley
Nearest train station distance (m)	571.92
Nearest bus stop	905
Nearest bus stop distance (m)	94.38

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets PT accessibility and standards		5
Access comments		
Access onto Commercial Street or Melbourne St OK		5
Local network comments		
		5
Mitigation measures		Total score
		15
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
Site not found in GIS files provided by LCC - please provide grid reference for further comments	

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site not available as it has already been converted to residential and office development.

Howley Park Road East LS27

Site Plan ref: n/a ELR ref: 2304490

Site Details							
Easting	425920	Northing	426384	Site area ha	0.87	SP7	
HMCA	Outer South West				Ward	Morley South	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Manufacturing and Wholesale	
Wholesale distribution	
Neighbouring land uses	
Office	
Manufacturing and Wholesale	
Wholesale distribution	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
This site seems to be in full employment.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2014.30
Nearest bus stop	13014
Nearest bus stop distance (m)	370.85

Agricultural classification	
Grade	Percent
Non-agricultural	100

Howley Park Road East LS27

Site Plan ref: n/a ELR ref: 2304490

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

just outside 10minutes walk of a bus stop with high frequency service

Rank (1-5)

2

Access comments

Needs access through adjacent site to Howley Park Road East

4

Local network comments

Need comprehensive solution to all sites on Howley Park

4

Mitigation measures

Total score

10

Highways site support

Yes with mitigation

Contingent on other sites

Public transport accessibility comments

just outside 10minutes walk of a bus stop with high frequency service

Rank (1-5)

2

Access comments

Needs access through adjacent site to Howley Park Road East

4

Local network comments

Need comprehensive solution to all sites on Howley Park

4

Mitigation measures

Total score

10

Highways site support

Yes with mitigation

Contingent on other sites

Howley Park Road East LS27

Site Plan ref: n/a

ELR ref: 2304490

Highways England

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/01850/FU	Change of use to form warehouse, alterations including new fencing, gates and platforms to warehouse and amendments to parking /servicing facilities	A	78

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Howley Park Road East LS27

Site Plan ref: n/a **ELR ref:** 2304490

Submission Draft Plan Allocation Conclusion

This site is in existing employment use, hence no need for allocation.
--

Unit 1 Adwalton Business park 132 Wakefield Road Drighlington BD11 1DR

Site Plan ref: n/a ELR ref: 2304500

Site Details

Easting	423189	Northing	428426	Site area ha	0.13	SP7	
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
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On-site land uses

Office
Manufacturing and Wholesale

Neighbouring land uses

Dwellings
Agriculture

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

A new building is being built on this site. The site itself is surrounded by agricultural land on three sides and housing to the west. The site is directly off the Wakefield Rd. (B6315), just north of the M62 and approximately one kilometre west of Junction 27.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3788.84
Nearest bus stop	5354
Nearest bus stop distance (m)	54.00

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Fails to meet accessibility standards	1

Access comments	
Access from existing access road	5

Local network comments	
Small site OK	5

Mitigation measures	Total score
	11

Highways site support	
No	

Contingent on other sites	

Public transport accessibility comments	Rank (1-5)
Fails to meet accessibility standards	1

Access comments	
Access from existing access road	5

Local network comments	
Small site OK	5

Mitigation measures	Total score
	11

Highways site support	
No	

Contingent on other sites	

Highways England

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/05924/FU	Retrospective application to erect office unit.	A	100
14/06061/COND	Consent, agreement or approval required by conditions 2, 3, 6, 7, 8, 11 and 12 of Planning Application 13/05924/FU	SPL	100

Conclusions

Unit 1 Adwalton Business park 132 Wakefield Road Drighlington BD11 1DR

Site Plan ref: n/a ELR ref: 2304500

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

This site is in existing employment use, hence no need for allocation.
--

Site Details							
Easting	427059	Northing	431277	Site area ha	5.58	SP7	
HMCA	Outer South West				Ward	Farnley and Wortley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Neighbouring land uses	
Other land uses - None	

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	The site is located in Lower Wortley and is approximately 4 kms to the south west of the city, located just off the ring road next to Makro warehouse unit. The site is 5.7 hectares in size, of a triangular shape and slopes upwards towards the southern boundary away from the Ring Road.
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.76	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	99.24	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	0.01	
Nearest train station	Cottingley	
Nearest train station distance (m)	1250.28	
Nearest bus stop	8064	
Nearest bus stop distance (m)	317.14	

Agricultural classification	
Grade	Percent
Urban	100

Former Loco Shed Site Off Royds Lane Ls 12

Site Plan ref: n/a

ELR ref: 2401060

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Within 10minutes walk of a bus stop with high frequency service

Rank (1-5)

3

Access comments

No acces on to A62, access via Royds Lane

4

Local network comments

Ring Road congestion in vicinity of Royds Lane

3

Mitigation measures

Significant comprehensive improvements on Ring Road are required.

Total score

10

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
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Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

FZ1 over 1ha. See comments in our previous I&O consultation.

LCC

Ecology support

Not Supported

Not supported - RED - The triangle within the railway/disused railway line lies within the updated 2014 Leeds Wildlife Habitat Network as mixed species rich acid grassland and scrub.

Former Loco Shed Site Off Royds Lane Ls 12

Site Plan ref: n/a ELR ref: 2401060

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/06972/COND	Consent, agreement or approval required by conditions 6, 9, 13, 14 and 15 of Planning Application 14/00521/RM	SPL	97
09/05553/OT	Outline application to erect residential development	A	97
14/00521/RM	Reserved Matters application for 154 dwellings	A	97
14/06971/COND	Consent, agreement or approval required by conditions 4, 6, 7, 8, 10, 12, 13, 16, 17, 19, 20, 23, 24, 25, 26, 27, 28, 30, 32, 34, 35, 38 and 39 of Planning Application 09/05553/OT	SPL	97

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site unavailable as being developed as full residential scheme for 154 dwellings under 14/00521/RM.

Site Details							
Easting	426326	Northing	427269	Site area ha	0.22	SP7	
HMCA	Outer South West				Ward	Morley South	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Neighbouring land uses	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Occupied employment site of Cairn Cross Engineers, Smith Robinson Ltd and Kayco Ltd at Cadman Court off Chartists Way to the north.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.45
-----------------	------

Nearest train station	Morley
Nearest train station distance (m)	1052.60
Nearest bus stop	1986
Nearest bus stop distance (m)	50.05

Agricultural classification	
Grade	Percent
Urban	100

Carr Crofts Tong Rd Ls12

Site Plan ref: n/a ELR ref: 2403250

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

Access comments

Existing access onto Hanley Road

5

Local network comments

Small site low impact

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

Access comments

Existing access onto Hanley Road

5

Local network comments

Small site low impact

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
Supported	

Education comments

--

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	

Submission Draft Plan Allocation Conclusion	
This site is in existing employment use, hence no need for allocation.	

Site Details							
Easting	428163	Northing	430300	Site area ha	1.02	SP7	
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Wholesale distribution	
Neighbouring land uses	
Manufacturing and Wholesale	
Dwellings	

Other land uses - None

Topography		Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site located in a mixed use area with light industry, warehouse and residential use. It is a new built subquent to the permitted ambulance service response unit as approved in 2013.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships	
LCC ownership %	0.72
Nearest train station	Cottingley
Nearest train station distance (m)	812.21
Nearest bus stop	12517
Nearest bus stop distance (m)	236.98

Agricultural classification	
Grade	Percent
Urban	100

MANOR MILL LANE LS 11

Site Plan ref: n/a ELR ref: 2100562

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Completion under 13/00199/FU on 05/06/2014 for change of use of industrial unit to form ambulance service response unit. Not allocated as it is not additional employment land.

Site Details							
Easting	431742	Northing	426791	Site area ha	3.2	SP7	
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics	
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	

Spatial relationships

UDP Designations

N32 Greenbelt	19.58	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.02
-----------------	------

Nearest train station	Morley
Nearest train station distance (m)	4955.51
Nearest bus stop	2849
Nearest bus stop distance (m)	174.24

Agricultural classification	
Grade	Percent
Grade 3	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

Highways England	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation	
NRW employment	
Submission Draft Plan Allocation Conclusion	
This site is currently vacant, however it is Safeguarded NRW 4299 in the Nature Resource and Waste DPD. It is not proposed to be allocated for general employment, because it can only be developed in accordance with the safeguarding policy for minerals and waste sites in the	

Lingwell Gate Lane, Thorpe (west)

Site Plan ref: EG1-61 ELR ref: 2202570

NRWLP. It can however be counted towards Plan Period general employment land (as in the adoppted Policy Waste 4 in NRW DPD).

Site Details							
Easting	425042	Northing	428551	Site area ha	29.04	SP7	
HMCA	Outer South West				Ward	Morley North	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Unmanaged Forest	
Neighbouring land uses	
Wholesale distribution	

Other land uses - None

Topography	Undulating	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Greenfield site between Gelderd Road and Nepshaw Lane. Mainly in agriclutlural use with unmanaged forest on part of the site.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Morley
Nearest train station distance (m)	1973.41
Nearest bus stop	6861
Nearest bus stop distance (m)	420.86

Agricultural classification	
Grade	Percent
Grade 3	61.35
Grade 3a	38.65

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

Heritage England	

Natural England

--

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
15/02557/RM	Reserved Matters Application for infrastructure works, including new road accesses and layouts, bulk earth workings, structural landscaping, acoustic screening and drainage works	A	100
15/03934/COND	Consent, agreement or approval required by condition 13 of Planning Application 12/02470/OT	A	100
12/02470/OT	Outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses), with two points of access off Gelderd Road and one point of access off Asquith Avenue	A	100
15/02979/COND	Consent, agreement or approval required by conditions 4, 10, 14, 16, 17, 18, 19, 22, 23, 29, 32 and 33 of Planning Application 12/02470/OT	SPL	100

Conclusions

Submission Draft Plan Allocation

General employment allocation

Submission Draft Plan Allocation Conclusion

Site to be reclassified as an identified site for submission. UDP employment allocation (E4:14). Part of the site has an approved scheme (12/02470/OT) which is an outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses). The scheme was approved on 06/03/2015. The remainder of the site is available for general employment.

Site Details

Easting	429490	Northing	429985	Site area ha	2.03	SP7	
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	2107.12
Nearest bus stop	527
Nearest bus stop distance (m)	212.50

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility guidance for employment		
		5
Access comments		5
Exisitng accesses from Westland Road can be reused or alternative arrangements provided		
Local network comments		3
Congestion on Dewsbury Road in peaks		
Mitigation measures		Total score
		13
Highways site support		
Contingent on other sites		

Highways England			
Impact		Network Status	

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber).	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
15/07581/FU	Change of use of college building from class D1 to B1c (light industrial) and B8 (storage & distribution) and construction of enlarged rear service yard.	A	96

Conclusions

Submission Draft Plan Allocation	
General employment allocation	
Submission Draft Plan Allocation Conclusion	
This is the former Leeds College of Technology that was previously proposed in SAP PD for housing i.e. xHG2-141. The site is in process of obtaining planning approval for general employment use. It is a currently available, suitable and achievable site for general employment use.	

Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU

Site Plan ref: n/a ELR ref: CFSM003

Site Details

Easting	426916	Northing	431435	Site area ha	3.66	SP7	
HMCA	Outer South West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Shops

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Office

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site is next to the ring road with current access from Royds Lane, Site is occupied by a large retail unit and car parking.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	1442.68
Nearest bus stop	8064
Nearest bus stop distance (m)	227.63

Agricultural classification	
Grade	Percent
Urban	100

Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU

Site Plan ref: n/a

ELR ref: CFSM003

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets accessibility criteria

5

Access comments

Access option via Royds Lane

4

Local network comments

Congestion on Ring Road

3

Mitigation measures

Signalisation of A58/ A6120 roundabout may be required, local pedestrian improvements

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact Major Impact

Network Status

Likely to require significant physical mitigation

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley / Gildersome cluster.

Network Rail**Yorkshire Water**

Treatment Works

Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

see above FZ1 - no constraints

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1. Part of site shown to be at risk of surface water flooding. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for mixed use	

Submission Draft Plan Allocation Conclusion	
Call for sites submission for a mixed use development of 200 dwellings and 11 000sqm of retail space. The site covers site 3386 which is allocated for housing. It is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential use in principle.	

Land Between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome

Site Plan ref: n/a ELR ref: CFMS006

Site Details

Easting	425047	Northing	428549	Site area ha	29.96	SP7	
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Unmanaged Forest

Neighbouring land uses

Manufacturing and Wholesale

Other land uses - None

Topography	Undulating	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenfield site between Gelderd Road and Nepshaw Lane. Mainly in agriclutlural use with unmanaged forest on part of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.19	
Minor Settlement	99.81	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1968.20
Nearest bus stop	6861
Nearest bus stop distance (m)	420.18

Agricultural classification	
Grade	Percent
Grade 3	62.14
Grade 3a	37.86

Land Between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome

Site Plan ref: n/a

ELR ref: CFSM006

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Reasonably good accessibility close to north west part of site, poor towards southern end

Rank (1-5)

3

Access comments

Access achievable from Gelderd Rd, Asquith avenue and Nepshaw Lane

4

Local network comments

Congested location with cumulative issues

3

Mitigation measures

New access and off-site works

Total score

10

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley / Gildersome cluster.			

Network Rail

Yorkshire Water

Treatment Works	Knothrop
Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

Environment Agency

Constraints	
see above Small part of site on historic landfill	

Land Between Gelderd Road/Asquith Avenue and Nepshaw Lane, Gildersome

Site Plan ref: n/a

ELR ref: CF5M006

LCC	
Ecology support	Not supported
Not supported (RED). This proposed allocation will result in the loss of part of Clubbed Oaks and Dean Wood Local Nature Area (LNA). This is an area of replanted ancient woodland and a UK Biodiversity Action Plan Priority Habitat. The site will also come under increasing pressure as a result of the allocation. The plantation woodland which is linked to the western end of the LNA forms an important addition to the overall woodland area - it is lowland mixed deciduous woodland a UK BAP Priority Habitat. All connected areas of woodland should be retained as a single block. This will mean splitting the site in two along the woodland corridor. Linear woodland corridors are important for feeding and potentially roosting bats.	

Education comments	

Flood Risk	
Flood Zone 1. Parts of site adjacent to Dean Beck at risk of flooding. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site
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App Number	Proposal	Decision	% of site
12/02470/OT	Outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses), with two points of access off Gelderd Road and one point of access off Asquith Avenue	A	95

Conclusions

Submission Draft Plan Allocation	
Not allocated for mixed use	

Submission Draft Plan Allocation Conclusion	
Call for sites - mixed use submission for 400-600 dwellings or flats, B1b/c or B8, offices and retail. See sites 3387 & 1112 above.	

Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds

Site Plan ref: EG2-19 ELR ref: CFSM010

Site Details

Easting	427684	Northing	426923	Site area ha	26.84	SP7	
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Manufacturing and Wholesale

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Agricultural land bounded by employment and residential use on three sides. Recent development of new offices to the south of this site.
--

Spatial relationships

UDP Designations

N32 Greenbelt	99.62	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.12	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1384.93
Nearest bus stop	8422
Nearest bus stop distance (m)	485.48

Agricultural classification	
Grade	Percent
Grade 2	29.46
Grade 3	70.54

Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds

Site Plan ref: EG2-19

ELR ref: CFSM010

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

This assessment is based on the site being advanced for employment use only. It will not lead to unrestricted sprawl because it would be linked to the existing business park to the south and would have a defensible boundary to the north in the existing bridleway. It would partially round off the business park and settlement leaving a buffer of open land between the allocation and the existing residential development (dwellings off Sandpiper Approach). The allocation will not lead to merging settlements and will not encroach into the countryside.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

15% of the site has access to 4 buses per hour, 20% of the site meets the core strategy standards for primary education, 15% for health and 30% for secondary education

Rank (1-5)

3

Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds

Site Plan ref: EG2-19

ELR ref: CFSM010

Access comments

Access available from Topcliffe Lane (through industrial estate or fom eastern part of site)

3

Local network comments

Likely to require off-site mitigation and cumulative impacts

4

Mitigation measures

Must have pedestrian connections to north and west of site

Total score

10

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact	Material Impact	Network Status	No objection subject to satisfactory mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley / Gildersome cluster.			

Network Rail

Yorkshire Water

Treatment Works	Knostrop
Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

Environment Agency

Constraints
see above

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds

Site Plan ref: EG2-19 ELR ref: CFSM010

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

General employment allocation

Submission Draft Plan Allocation Conclusion

A Green Belt site to the north of existing Capitol Park industrial estate with good access to the motorway network. The site has little physical constraints that cannot be mitigated for general employment use. A Green Belt assessment concludes that releasing this site would not have significant impact on the overall Green Belt objectives, and is proposed to be deleted from the Green Belt to overcome the policy barrier. Site is currently available and achievable for general employment use.

Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF

Site Plan ref: n/a ELR ref: CF5M019

Site Details

Easting	428977	Northing	430085	Site area ha	1.85	SP7	
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	1.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1592.47
Nearest bus stop	4079
Nearest bus stop distance (m)	161.02

Agricultural classification	
Grade	Percent
Urban	100

Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF

Site Plan ref: n/a

ELR ref: CFSM019

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good Accessibility

5

Access comments

Access can be taken from numerous points, mainly Oakhurst Ave

5

Local network comments

Spare capacity but some cumulative issues

4

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Highways England

Impact Material Impact Network Status No objection subject to satisfactory mitigation

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 - no constraints see above

Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF

Site Plan ref: n/a ELR ref: CFMS019

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Flood Zone 1	
Please Note: any development has potential to increase flood risk elsewhere, particularly development of ‘greenfield’ sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for mixed use	

Submission Draft Plan Allocation Conclusion	
Call for sites submission for residential, offices and retail. Housing allocation HG2-140.	

116, Old Lane, Beeston, Leeds LS11

Site Plan ref: n/a ELR ref: CF5M023

Site Details

Easting	428734	Northing	430231	Site area ha	0.54	SP7	
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Neighbouring land uses

Shops

Manufacturing and Wholesale

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1359.35
Nearest bus stop	9327
Nearest bus stop distance (m)	94.40

Agricultural classification	
Grade	Percent
Urban	100

116, Old Lane, Beeston, Leeds LS11

Site Plan ref: n/a

ELR ref: CF5M023

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good Accessibility

5

Access comments

Takes access from an industrial (private) road

1

Local network comments

Spare capacity but some cumulative issues

4

Mitigation measures

Total score

10

Highways site support

no

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

see above FZ1 - no constraints

116, Old Lane, Beeston, Leeds LS11

Site Plan ref: n/a

ELR ref: CFSM023

LCC

Ecology support

Supported

Supported

Education comments**Flood Risk**

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/04306/OT	Demolish existing buildings and erect a retail foodstore (Class A1), with car parking, landscaping and access	A	100
14/02462/RM	Reserved Matters relating to appearance, landscaping, layout and scale following Outline Planning Permission 14/02461/FU.	A	100
14/02461/FU	Variation of conditions 3 (site access), 4 (maximum floor space for the sale of comparison goods), 5 and 6 (hours of opening), 12 (sustainability) and 13 (contamination) on previous approval 11/04306/OT	A	100
14/05807/COND	Consent, agreement or approval required by condition 18 of Planning Application 14/02461/FU	R	100

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Within the urban area. Approved application for foodstore.

Site Details							
Easting	424379	Northing	428032	Site area ha	3.31	SP7	
HMCA	Outer South West				Ward	Morley North	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Transport tracks and ways	
Manufacturing and Wholesale	
Dwellings	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
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Spatial relationships

UDP Designations

N32 Greenbelt	0.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	99.99	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2586.94
Nearest bus stop	7561
Nearest bus stop distance (m)	72.65

Agricultural classification	
Grade	Percent
Grade 3	100

Wakefield Road, Gildersome, Morley, Leeds

Site Plan ref: n/a

ELR ref: CFSM040

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Core Strategy standards with exception of local services

4

Access comments

Access achievable onto the A650 - likely to require a signalised junction

4

Local network comments

May require some local junction interventions

4

Mitigation measures

Signalised access and potential junction improvements

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley / Gildersome cluster.

Network Rail**Yorkshire Water**

Treatment Works	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

see above FZ1 - no constraints

Wakefield Road, Gildersome, Morley, Leeds

Site Plan ref: n/a

ELR ref: CFSM040

LCC

Ecology support

Supported

Supported

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History

Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/04597/OT	Outline application to layout access road and erect light industry, general industry and warehouse development (Use Classes Class B1c, B2 and B8), a 90 bed hotel and pub/restaurant, with car parking	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Call for sites submission for 100 dwellings, offices and retail. This site covers site 3007 which is not allocated for housing. Site 3007 is well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.

Cotton Mill and Grove Farm Dewsbury Road, Leeds

Site Plan ref: n/a ELR ref: CF5M046

Site Details

Easting	428185	Northing	429122	Site area ha	32.58	SP7	
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
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On-site land uses

Shops

Restaurants and Cafes

Neighbouring land uses

Office

Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
-------------	--

Spatial relationships

UDP Designations

N32 Greenbelt	4.24	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	95.76	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	1.24
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	1240.95
Nearest bus stop	11121
Nearest bus stop distance (m)	293.74

Agricultural classification	
Grade	Percent
Grade 3	31.67
Urban	68.33

Cotton Mill and Grove Farm Dewsbury Road, Leeds

Site Plan ref: n/a

ELR ref: CFSM046

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

The site has access to 4 buses per hour, 15% of the site meets the core strategy standards for primary education, 15% for health and 100% for secondary education

Rank (1-5)

4

Access comments

Existing access arrangements for the White Rose would be suitable for housing development

5

Local network comments

Congested local network

3

Mitigation measures

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact	Major Impact	Network Status	Likely to require significant physical mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.			

Network Rail

Yorkshire Water

Treatment Works	Knothrop
Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

Environment Agency

Constraints	
see above	

Cotton Mill and Grove Farm Dewsbury Road, Leeds

Site Plan ref: n/a ELR ref: CFMS046

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Largely Flood Zone 1. Parts of site adjacent to Cottom Mill Beck and Millshaw Beck at risk of flooding. Number of public sewers within the site. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for mixed use	

Submission Draft Plan Allocation Conclusion	
Call for sites submission for residential, retail and leisure. It covers site 1208 which is not allocated for housing due to its current retail use (White Rose Centre).	

White Rose Shopping Centre Dewsbury Road, Leeds

Site Plan ref: n/a ELR ref: CFSM047

Site Details

Easting	428225	Northing	428391	Site area ha	32.78	SP7	
HMCA	Outer South West				Ward	Morley South/Morley North	

Site Characteristics

Site type	Mixed
-----------	-------

On-site land uses

Agriculture
Storage

Neighbouring land uses

Agriculture
Shops
Transport tracks and ways

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	

Spatial relationships

UDP Designations

N32 Greenbelt	99.97	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.03	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1291.61
Nearest bus stop	4304
Nearest bus stop distance (m)	280.16

Agricultural classification

Grade	Percent
Grade 2	17.92
Grade 3	32.55
Urban	4.04
Grade 3b	33.25
Grade 3a	12.24

White Rose Shopping Centre Dewsbury Road, Leeds

Site Plan ref: n/a

ELR ref: CFSM047

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Not connected to urban area, would result in an isolated development. Contained to the east by the motorway but would reduce the green belt gap between Morley and Middleton.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
90% of the site has access to 4 buses per hour, 50% of the site meets the core standards for primary education and 20% for secondary education. None of the site meets core strategy standards for health or local services.	4

Access comments

Access onto junction with Dewsbury Rd is not supported - potential for left in left out and linking through from sites 1275 and 1320	3
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White Rose Shopping Centre Dewsbury Road, Leeds

Site Plan ref: n/a

ELR ref: CFSM047

Local network comments

Large site is likely to require some off-site mitigation works

4

Mitigation measures

Needs to link with site 1275 for access and provide crossing facilities on Dewsbury Rd

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Highways England

Impact Major Impact

Network Status

Likely to require significant physical mitigation

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

Network Rail

Yorkshire Water

Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

see above site is on a historic landfill, small encroachment of FZ2/3

LCC

Ecology support

Supported

Supported

Education comments

Flood Risk

Mostly Flood Zone 1, but Cotton Mill Beck runs along part of the Northern boundary of the site. There are public (combined) sewers within the site as well as a combined sewer overflow. Cotton Mill Beck runs in culvert under part of the site.

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

White Rose Shopping Centre Dewsbury Road, Leeds

Site Plan ref: n/a ELR ref: CFSM047

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Call for sites submission for residential, retail, leisure and complementary commercial uses. It covers site 1209 which is not allocated for housing and is a Green Belt site. The site is isolated from the existing built area, and by itself would represent a significant incursion into Green Belt unrelated to the existing settlement form. Development here would significantly reduce the Green Belt gap between Morley and Middleton.

Wortley Low Mills Whitehall Road

Site Plan ref: EG2-25 ELR ref: 5219

Site Details

Easting	426791	Northing	431871	Site area ha	2.46	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Other

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Vacant brownfield site located in predominantly commercial area with some residential uses to the north and further to the east.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1896.10
Nearest bus stop	8510
Nearest bus stop distance (m)	104.36

Agricultural classification	
Grade	Percent
Urban	100

Wortley Low Mills Whitehall Road

Site Plan ref: EG2-25 ELR ref: 5219

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Core Strategy guidance	5
Access comments	
Access onto Whithall Road achievable, secondary access to Hales Road would be beneficial	5
Local network comments	
Congestion on Ring Road, cummulative impact	3
Mitigation measures	Total score
	13
Highways site support	
Yes	
Contingent on other sites	

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported with mitigation
Supported with mitigation (amber) provided that the woodland and tree cover is retained along the north and north-west parts of the site - and the water course that flows through the southern section is retained open and enhanced as a biodiversity buffer. Both these features are part of the Leeds Habitat Network. Back gardens should not be located adjacent to the wooded areas or the water course to avoid garden encroachment.	

Wortley Low Mills Whitehall Road

Site Plan ref: EG2-25 ELR ref: 5219

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
11/04620/DEM	Determination for demolition of chemical works	PAR	98
11/03920/DEM	Determination for demolition of chemical works	R	99

Conclusions

Submission Draft Plan Allocation

General employment allocation

Submission Draft Plan Allocation Conclusion

Brownfield site suitable and currently available for employment use. The site is well connected to the strategic road network and adjacent to existing employment uses. Site has a pending application for mixed use scheme which consists of general employment and car showroom (Sui Generis).

Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow

Site Plan ref: EG2-6 ELR ref: 2400850

Site Details

Easting	423420	Northing	434504	Site area ha	0.48	SP7	
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Transport tracks and ways

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

vacant site, left over land from the development on stanningley field close.
--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	539.15
Nearest bus stop	10392
Nearest bus stop distance (m)	120.27

Agricultural classification	
Grade	Percent
Urban	100

Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow

Site Plan ref: EG2-6 ELR ref: 2400850

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Could only be accessed through adjacent sites		4
Local network comments		
OK		4
Mitigation measures		Total score
		13
Highways site support		
yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Not supported
Not supported - RED - The northern edge of this site adjacent to the railway line has a woodland fringe which is UK BAP priority habitat.	

Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow

Site Plan ref: EG2-6 ELR ref: 2400850

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Potential surface water flood risk.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

General employment allocation

Submission Draft Plan Allocation Conclusion

Site is within an established industrial area and could gain access to the road network. Suitable, available and achievable site for general employment subject to mitigations.

Site Details							
Easting	424005	Northing	434479	Site area ha	0.42	SP7	
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Transport tracks and ways	
Wholesale distribution	
Office	
Manufacturing and Wholesale	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
A vacant piece of land in a mixed employment use area.	

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	100.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.00
Nearest train station		Bramley
Nearest train station distance (m)		81.93
Nearest bus stop		4383
Nearest bus stop distance (m)		45.79
Agricultural classification		
Grade		Percent
Urban		100

Stanningley Road & Swinnow Road, Pudsey

Site Plan ref: EG2-7 ELR ref: 2401892

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	
Would need to be accessed via Dolphin Court, too close to signals to access from Stanningley Road	4
Local network comments	
Stanningley Road /Swinnow Road signals need testing	3
Mitigation measures	Total score
	12
Highways site support	
yes	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
Supported - Green.	

Stanningley Road & Swinnow Road, Pudsey

Site Plan ref: EG2-7 ELR ref: 2401892

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/05344/EXT	Extension of time period for planning permission 08/06672/FU Single storey side extension to factory, including the laying out of 14 additional parking spaces	A	100

Conclusions

Submission Draft Plan Allocation

General employment allocation

Submission Draft Plan Allocation Conclusion

A grassed flat site located within an employment area. Suitable, available and achievable general employment site.

Site Details							
Easting	423758	Northing	434533	Site area ha	0.2	SP7	
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Office	
Neighbouring land uses	
Storage	
Wholesale distribution	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
This site is currently in employment use. It is surrounded by commercial uses.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	225.88
Nearest bus stop	11542
Nearest bus stop distance (m)	34.54

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

Access comments

Existing access on to Stanninglet Road

5

Local network comments

Small site low impact

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Public transport accessibility comments

Meets accessibility standards

Rank (1-5)

5

Access comments

Existing access on to Stanninglet Road

5

Local network comments

Small site low impact

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Cubic Business Centre Stanningley Road Ls13

Site Plan ref: n/a

ELR ref: 2402880

Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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Network Rail**Yorkshire Water**

Treatment Works	
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Environment Agency

Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
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Education comments**Flood Risk**

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas	
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Electric**Fire and Rescue****Telecoms****Other**

Heritage England	
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Natural England**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/03530/ADV	2 internally illuminated individual letter & logo signs to proposed offices	A	73
10/00311/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5, 6, 7, 13, 14 and 15 of Planning Application 09/00695/FU	SPL	95

App Number	Proposal	Decision	% of site
10/00589/COND	Consent, agreement or approval required by condition 16 of Planning Application 09/00695/FU	A	95
09/04874/COND	Consent, agreement or approval required by conditions 2, 4, 5, 6, 7, 8, 13 and 16 of Planning Application 09/00695/FU	SPL	95
11/00380/COND	Consent, agreement or approval required by condition 17 of Planning Application 09/00695/FU	A	95
09/00695/FU	Erection of 4 storey office block and alterations to existing car park	A	95
10/9/00173/MOD	Erection of 4 storey office block and alterations to existing car parkNON-MATERIAL AMENDMENT: Addition of opening lights to facade windows; change of window profile section	M01	95
10/9/00145/MOD	Erection of 4 storey office block and alterations to existing car parkNON-MATERIAL AMENDMENT: Replace window on ground floor of north elevation with door and sidelight; omit banks of windows from first, second and third floor of west elevation	M01	95

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
Site is currently in employment use - permission 09/00695 completed.	

Site Details							
Easting	424338	Northing	436840	Site area ha	1.24	SP7	
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Vacant land	
Waterways	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
A vacant piece of land adjacent to the River Aire. The site is within the floodzone and the conservation area.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.94	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	2300.67
Nearest bus stop	12448
Nearest bus stop distance (m)	276.64

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Within 10minutes walk of a bus stop with high frequency service

Rank (1-5)

4

Access comments

Connect through Kirkstall Forge

5

Local network comments

Addressed through Kirkstall Forge

5

Mitigation measures

Part of Kirkstall Forge mitigation

Total score

14

Highways site support

Yes with mitigation

Contingent on other sites

Public transport accessibility comments

Within 10minutes walk of a bus stop with high frequency service

Rank (1-5)

4

Access comments

Connect through Kirkstall Forge

5

Local network comments

Addressed through Kirkstall Forge

5

Mitigation measures

Part of Kirkstall Forge mitigation

Total score

14

Highways site support

Yes with mitigation

Contingent on other sites

Abbey Rd Adj R Aire Leeds 5

Site Plan ref: n/a

ELR ref: 2403100

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail**Yorkshire Water**

Treatment Works

Environment Agency

Constraints
Site within FZ3. See comments in our previous I&O consultation. Within 10m of main river (River Aire). On historic landfill

LCC

Ecology support	Not Supported
Not supported - RED - This proposed allocation lies on the south bank of the River Aire, a UK BAP priority habitat valuable for otters, fish, birds and bats.	

Education comments**Flood Risk**

Fluvial Flood Risk = High (FZ 3Ai). Surface water flood risk = Low
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric**Fire and Rescue****Telecoms****Other**

Heritage England

Natural England**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/02638/COND	Consent, agreement or approval required by conditions 5 and 6 of Planning Application 11/01400/EXT	SPL	100

Abbey Rd Adj R Aire Leeds 5

Site Plan ref: n/a ELR ref: 2403100

App Number	Proposal	Decision	% of site
11/01400/EXT	Extension of Time period permission for application 24/96/05/OT for mixed use development comprising residential, offices, leisure, hotel, retail & bar/restaurants including access, site remediation, construction of bridges and river works, car parking and landscaping	A	100

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Remove. High risk of flooding therefore unlikely to gain planning permission for any use.

Wyther Lane Leeds 5

Site Plan ref: n/a ELR ref: 2403210

Site Details

Easting	425894	Northing	435295	Site area ha	1.11	SP7	
HMCA	Outer West				Ward	Armley	

Site Characteristics

Site type	
On-site land uses	
Storage	
Vacant land	
Neighbouring land uses	
Dwellings	
Office	

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
An employment site that is adajcent to the river with mature trees and some graased areas. Information states a listed building on site, SSSI and in a Flood risk area.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Headingley
Nearest train station distance (m)	1053.44
Nearest bus stop	9072
Nearest bus stop distance (m)	62.13

Agricultural classification	
Grade	Percent
Urban	100

Wyther Lane Leeds 5

Site Plan ref: n/a ELR ref: 2403210

Overlaps SSSI	<input checked="" type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	
Only access onto Wyther Lane poor can't be improved wouldn't support intensification of use	2
Local network comments	
congestion at Bridge Road junction, no improvement	2
Mitigation measures	Total score
	9
Highways site support	
No (no intensification of existing use)	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints
Mainly FZ1, eastern boundary runs along FZ2. See comments in our previous I&O consultation.

LCC

Ecology support	Not Supported
Not supported - RED - Leeds Liverpool Canal SSSI runs down the east side of this proposed allocation. The site is important for its invertebrate fauna and aquatic plant communities. The canal supports otters and bats both European protected species and water vole a UK protected species close to the proposed allocation site. Mature trees also run down the north and western parts of the site and should be retained - and inspected for use by bats.	

Wyther Lane Leeds 5

Site Plan ref: n/a ELR ref: 2403210

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/05548/FU	Retrospective application for change of use of timber merchants (B1c) to fitness gymnasium (D2)	W	98
14/06872/FU	Demolition of existing industrial & manufacturing units and erection of 64 new residential dwellings (revised layout).	A	98
10/01114/EXT	Extension of time for outline planning application 24/225/04/OT for 84 flats in two blocks to industrial site	A	96
10/04223/FU	Change of use of industrial unit to micro brewery	A	98

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site no longer available due to residential consent.

Site Details							
Easting	425904	Northing	431714	Site area ha	1.98	SP7	
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Refuse disposal	
Neighbouring land uses	
Manufacturing and Wholesale	
Storage	
Wholesale distribution	

Other land uses - None

Topography	Flat and undulating	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
Site is in operational use for materials recycling	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	2211.84
Nearest bus stop	2070
Nearest bus stop distance (m)	216.51

Agricultural classification	
Grade	Percent
Urban	100

Whitehall Park Whitehall Road Leeds 12

Site Plan ref: n/a ELR ref: 2403270

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets accessibility standards	5
Access comments	
Access through internal site road	5
Local network comments	
Given existing use, unlikely to be significant	4
Mitigation measures	Total score
	14
Highways site support	
yes	
Contingent on other sites	

Highways England

Impact	No material impact	Network Status	No objection

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 over 1ha. See comments in our previous I&O consultation.Partially on historic landfill

LCC

Ecology support	Not Supported
Not supported - RED - The northern edge of this proposed allocation is a tree lined disused railway which provides a habitat corridor for wildlife, the trees are part of a woodland area that accords with lowland mixed broadleaved woodland - a UK BAP Priorty Habitat.	

Whitehall Park Whitehall Road Leeds 12

Site Plan ref: n/a ELR ref: 2403270

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/03068/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 07/04828/FU		89
09/03688/FU	Variation of condition no. 2 of planning permission 07/04828/FU (amendments to approved plans including increase in height of screening bunds and additional landscaping		89

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site has existing use for materials recycling. Not available for new employment allocation.

Site Details							
Easting	424053	Northing	434315	Site area ha	0.58	SP7	
HMCA	Outer West				Ward	Armley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Shops	
Dwellings	
Transport tracks and ways	

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
A vacant piece of land behind a supermarket. Access to the site has been laid out.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	143.51
Nearest bus stop	8316
Nearest bus stop distance (m)	120.96
Agricultural classification	
Grade	Percent
Urban	100

Swinnow Road Bramley Ls13

Site Plan ref: n/a ELR ref: 2403820

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets accessibility standards		5
Access comments		
Access connects to a private road, further improvement needed to the arrangement altering the private road would be required		3
Local network comments		
Ok		4
Mitigation measures		Total score
Rearrange access and Morrisons access arrangements		12
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported
Supported	

Swinnow Road Bramley Ls13

Site Plan ref: n/a ELR ref: 2403820

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/00991/OT	Layout access and erect residential development of 25 houses	A	98
14/00090/OT	Outline planning application for residential development and an open A1 retail unit (4,000 sq ft)	R	99
14/01313/OT	Outline Application for residential development of 25No. units	A	98
12/00288/EXT	Extension of time period for planning permission 07/07333/FU Laying out of access road and erection of 42 flats in 3 three storey blocks, with 58 car parking spaces	A	98

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

More recent planning permission for housing development makes the site unavailable for employment uses.

Round Hill Pudsey

Site Plan ref: n/a ELR ref: 2500550

Site Details

Easting	421130	Northing	433060	Site area ha	1.05	SP7	
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Brownfield
On-site land uses	
Storage	
Neighbouring land uses	
Dwellings	
Outdoor amenity and open space	

Other land uses - None

Topography	Flat and sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
A site that stores building materials.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.43
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Nearest train station	New Pudsey
Nearest train station distance (m)	1245.22
Nearest bus stop	6520
Nearest bus stop distance (m)	184.87

Agricultural classification	
Grade	Percent
Grade 3	2.39
Urban	97.61

Round Hill Pudsey

Site Plan ref: n/a ELR ref: 2500550

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets accessibility standards		5
Access comments		3
only access onto Waterloo Road through adjacent site.		
Local network comments		3
Local congestion and parking issues		
Mitigation measures		Total score
		11
Highways site support		3
Yes with mitigation		
Contingent on other sites		3

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Historic landfill running along western boundary.	

LCC	
Ecology support	Supported
Supported - Green.	

Round Hill Pudsey

Site Plan ref: n/a ELR ref: 2500550

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/00793/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 23, 24, 31, 34 and 35 of Planning Application 11/02355/FU		99
12/00794/COND	Consent, agreement or approval required by conditions 1, 3, 5, 6, 7, 8 and 9 of Planning Application 25/25/05/OT	W	99
09/00408/OT	Outline application to erect residential development to industrial site	FDO	99
11/02355/FU	83 Houses	A	99
11/04938/COND	Consent, agreement or approval required by conditions 15 and 16 of 25/25/05/OT	W	99

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Planning permission has been granted for residential development on site.

Site Details							
Easting	422278	Northing	434329	Site area ha	3.11	SP7	
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Wholesale distribution	
Neighbouring land uses	
Manufacturing and Wholesale	
Storage	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
site is in use as a timber and building merchant.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	1143.47
Nearest bus stop	12547
Nearest bus stop distance (m)	182.83

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets accessibility standards		5
Access comments		
Poor access onto Ricardshaw Lane not support intensification of use		2
Local network comments		
Local congestion, safety and parking issues to address		3
Mitigation measures		Total score
Consider alternative access with other adjacent sites and local issues to address		10
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints
FZ1 over 1ha. See comments in our previous I&O consultation. Historic landfill running along southern boundary of site

LCC	
Ecology support	Supported
Supported - Green.	

Stanningley Station Ls 28

Site Plan ref: n/a ELR ref: 2501400

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site is in use as a timber and building merchants and should therefore be removed.

Providence Mills,Viaduct Street, Stanningley, Pudsey

Site Plan ref: n/a ELR ref: 2501410

Site Details

Easting	421840	Northing	434269	Site area ha	0.54	SP7	
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Brownfield
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On-site land uses

Wholesale distribution

Neighbouring land uses

Shops

Manufacturing and Wholesale

Transport tracks and ways

Other land uses - None

Topography	Flat and sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

A yard dealing in the distribution of raw materials.
--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	707.06
Nearest bus stop	507
Nearest bus stop distance (m)	116.56

Agricultural classification	
Grade	Percent
Urban	100

Providence Mills,Viaduct Street, Stanningley, Pudsey

Site Plan ref: n/a ELR ref: 2501410

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Use existing access on to Viaduct Street		5
Local network comments		
OK		4
Mitigation measures		Total score
		14
Highways site support		
yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - Green.	

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site is in use. Doesn't appear underdeveloped. Remove

Expansion Land At Emballator Ltd Phoenix Way Bd4

Site Plan ref: EG2-9 ELR ref: 2501424

Site Details

Easting	419318	Northing	432750	Site area ha	1.15	SP7	
HMCA	Outer West			Ward	Pudsey		

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Neighbouring land uses

Storage

Wholesale distribution

Dwellings

Outdoor sport facility

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description

A vacant piece of white land adjacent to industrial development. Looks like a piece of land left over from a larger employment development which could be used for expansion.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	2391.28
Nearest bus stop	4307
Nearest bus stop distance (m)	114.89

Agricultural classification	
Grade	Percent
Urban	100

Expansion Land At Emballator Ltd Phoenix Way Bd4

Site Plan ref: EG2-9 ELR ref: 2501424

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets PT accessibility and standards		5
Access comments		
Access via Pheonix Way onto Dick Lane		5
Local network comments		
cumulative impact concern		4
Mitigation measures		Total score
Subject to T.A depending on additional area over extant permission		14
Highways site support		
Yes - with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
Site not found in GIS files provided by LCC - please provide grid reference for further comments	

LCC	
Ecology support	Supported
Supported	

Expansion Land At Emballator Ltd Phoenix Way Bd4

Site Plan ref: EG2-9 ELR ref: 2501424

Education comments

Flood Risk

Flood Zone 1. Site is shown to be highly susceptible to surface water flooding.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

General employment allocation

Submission Draft Plan Allocation Conclusion

Suitable, currently available and achievable general employment site as expansion land for adjacent occupier.

Site Details							
Easting	422848	Northing	433663	Site area ha	0.29	SP7	
HMCA	Outer West				Ward	Pudsey	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Car Showroom	
Manufacturing and Wholesale	

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
A vacant site, building was demolished as a result of fire damage. Site is within the Conservation Area.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.01
Nearest train station	Bramley
Nearest train station distance (m)	1336.21
Nearest bus stop	9660
Nearest bus stop distance (m)	95.70
Agricultural classification	
Grade	Percent
Urban	100

Lane End Terrace Pudsey

Site Plan ref: n/a ELR ref: 2501640

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets accessibility standards		5
Access comments		
Access on to Lane End ok		5
Local network comments		
Ok for small site		4
Mitigation measures		Total score
Footway improvements and potential carriageway repairs		14
Highways site support		
Yes with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported
Supported (Green)	

Lane End Terrace Pudsey

Site Plan ref: n/a ELR ref: 2501640

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/01239/FU	Residential application for 14 dwellings with garages and associated landscaping	A	100
14/06012/COND	Consent, agreement or approval of conditions 3, 4, 5, 7, 13, 14, 16, 17 and 24 of Planning Application 13/01239/FU	A	100
13/05524/COND	Consent, agreement or approval required by conditions 3, 4, 5, 7, 11, 12, 13, 14, 16, 17, 18, 19, 20, 22, 23, 24 of Planning Application 13/01239/FU	SPL	100

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site has planning permission for residential development so not unavailable for employment uses.

Site Details							
Easting	419703	Northing	433550	Site area ha	3.73	SP7	
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Dwellings	
Neighbouring land uses	
Office	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
Construction of residential on site. Put the site as greenfield as that is what it was when planning permission was granted for residential.	

Spatial relationships

UDP Designations

N32 Greenbelt	9.87	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	9.77	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	90.13	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	1618.22
Nearest bus stop	9298
Nearest bus stop distance (m)	245.71

Agricultural classification	
Grade	Percent
Grade 3	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
4 buses an hour over 400m from site, 2 buses per hour on Dick Lane		3
Access comments		
Access via existing signal junction and business park		5
Local network comments		
local congestion issues		3
Mitigation measures		Total score
Bus and capacity improvements		11
Highways site support		
Yes, potential mitigation measures for capacity		
Contingent on other sites		
no		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported	

Midpoint Dick Lane Thornbury Bd4

Site Plan ref: n/a

ELR ref: 2502500

Education comments

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Flood Risk

Flood Zone 1. Flood risk from Tyersal beck which runs in culvert under part of the site.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities**Gas**

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Electric

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Fire and Rescue

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Telecoms

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Other**Heritage England**

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Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/03407/COND	Consent, agreement or approval required by conditions 1 and 2 of Planning Application 07/05428/RM	A	99
09/03980/FU	Variation of condition 2 of application 07/05428/RM (Greenspace Matters) to approved residential development	W	100
10/05660/OT	Variation of condition no.10 (green travel plan) of planning approval 25/407/05/OT Outline application to layout access road and erect residential development	A	100
09/03982/OT	Variation of condition 27 of application 25/407/05/OT (Greenspace Matters) to approved residential development	W	100
12/00853/COND	Consent, agreement or approval required by condition 3 of Planning Application 25/407/05/OT	A	100
10/00614/FU	Variation of condition 5 of application no. 07/05428/RM (Affordable housing matters)	A	93
09/03983/OT	Variation of condition 28 of application 25/407/05/OT(Affordable Housing Matters) to approved residential development	W	100
10/01726/COND	Consent, agreement or approval required by condition 10 of Planning Application 25/407/05/OT	R	100
10/03121/COND	Consent, agreement or approval required by condition 28 of Planning Application 25/407/05/OT as amended by Planning Application 10/00613/FU	A	100
09/03406/COND	Consent, agreement or approval required by conditions 6 and 8 of Planning Application 25/407/05/OT	A	81

Midpoint Dick Lane Thornbury Bd4

Site Plan ref: n/a ELR ref: 2502500

App Number	Proposal	Decision	% of site
10/00613/FU	Variation of condition 28 of application no. 25/407/05/OT (Affordable housing matters)	A	99
10/00618/COND	Consent, agreement or approval required by condition 27 of Planning Application 25/407/05/OT	A	100
09/03981/FU	Variation of condition 5 of application 07/05428/RM (Affordable Housing Matters) to approved residential development	W	100
09/04144/COND	Consent, agreement or approval required by conditions 3, 4, 11, 12, 14, 15, 24, 26 and 30 of Planning Application 25/407/05/OT	A	100
10/03122/COND	Consent, agreement or approval required by condition 5 of Planning Application 07/05428/RM as amended by Planning Application 10/00614/FU	A	100
11/02082/COND	Consent, agreement or approval required by condition 11 of Planning Application 10/05660/OT	A	100

Conclusions

Submission Draft Plan Allocation	
Not allocated for employment use	
Submission Draft Plan Allocation Conclusion	
Remove. Site under construction for residential development.	

Site Details							
Easting	419358	Northing	432033	Site area ha	11.1	SP7	
HMCA	Outer West				Ward	Pudsey	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Dwellings	
Agriculture	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
A flat, agricultural piece of land.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	2884.20
Nearest bus stop	6663
Nearest bus stop distance (m)	240.62

Agricultural classification	
Grade	Percent
Grade 3	56.6
Urban	43.4

Off Tyersal Lane Tyersal Bd4

Site Plan ref: n/a ELR ref: 2502510

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Does not meet Core Strategy standards and would require additional services to be funded		2
Access comments		
Not suitable for heavy traffic in residential area, road not wide enough on approach past residential development		2
Local network comments		
local congestion issues		3
Mitigation measures		Total score
not achievable within highway limits, unsuitable for B8 traffic anyway		7
Highways site support		
No, accessibility and access issues not suitable for employment development		
Contingent on other sites		
no		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.Partially within historic landfill	

LCC	
Ecology support	Supported
Supported	

Off Tyersal Lane Tyersal Bd4

Site Plan ref: n/a ELR ref: 2502510

Education comments

Flood Risk
Flood Zone1 Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
14/06808/FU	Residential development of 272 houses with associated roads and infrastructure	R	81

Conclusions

Submission Draft Plan Allocation
Not allocated for employment use

Submission Draft Plan Allocation Conclusion
Former employment allocation; however site has extant planning permission for 272 dwellings. Not available for general employment allocation.

Site Plan ref: n/a **ELR ref:** 2502721

Easting	421591	Northing	434345	Site area ha	0.73	SP7	
HMCA	Outer West				Ward	Calverley and Farsley	

Site type	Brownfield
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Vacant land

Dwellings

Storage

Shops

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

A cleared site. Development has not started on site and the planning permission for office/housing has now expired.

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	53.82	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	458.49
Nearest bus stop	5977
Nearest bus stop distance (m)	63.22

Grade	Percent
Urban	100

83-99 Bradford Road Stanningley Ls28

Site Plan ref: n/a ELR ref: 2502721

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Good accessibility	4
Access comments	
Alterations on Bradford Road required including ped refuge and crossings	4
Local network comments	
local congestion issues	3
Mitigation measures	Total score
ped crossing improvements and bus stop relocations may be appropriate	11
Highways site support	
Yes with mitigation	
Contingent on other sites	
no	

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Not supported
Not supported (Red) Part of site is an existing SEGI and other additional extensive parts have been identified in 2013 by West Yorkshire Ecology as meeting the West Yorkshire Local Wildlife Sites Criteria - see red hatched areas on drawing RM/EMP00326. UK BAP Priority Habitats also present. Main interest is Magnesian Limestone Grassland some of which is unimproved - and therefore of high ecological quality. NPPF para. 111 refers to the need to avoid development of brownfield sites where they are of high environmental value - which applies to this site.	

Education comments

Flood Risk

Flood Zone 1. Flood risk from Bagley Beck which runs along SW corner of the site.
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/02881/EXT	Extension of time period for planning application 25/380/05/FU for laying out of access and erection of 92 flats in 3 blocks & 2 storey office block with car parking & landscaping	A	100

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Remove. Planning pemrission granted for 92 flats and a two storey office block.

Site Details							
Easting	422235	Northing	434022	Site area ha	0.44	SP7	
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics	
Site type	Brownfield
On-site land uses	Manufacturing and Wholesale
Neighbouring land uses	Manufacturing and Wholesale

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Located in an established general employment use area.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.32
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Nearest train station	New Pudsey
Nearest train station distance (m)	1136.31
Nearest bus stop	10250
Nearest bus stop distance (m)	97.35

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets accessibility standards		5
Access comments		
Existing access ok		5
Local network comments		
ok		5
Mitigation measures		Total score
		15
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	
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Yorkshire Water	
Treatment Works	
Appropriate stand-off distances/diversion may be required for all infrastructure	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC	
Ecology support	Supported
Supported	

Richardshaw Drive Pudsey Ls28

Site Plan ref: n/a ELR ref: 2502940

Education comments

Flood Risk

Flood Zone 1
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
11/03591/FU	Detached single storey valeting centre with open canopy to front	A	99
11/04874/COND	Consent, agreement or approval required by condition 4 of Planning Application 11/03591/FU	A	99
10/01579/FU	Demolition of workshop, retaining existing offices and erect extension to form vehicle repair workshop, with new car park	A	99
11/02981/COND	Consent, agreement or approval required by conditions 3, 4, 8, 9 and 11 of Planning Application 11/00893/FU	A	99
11/00893/FU	Vehicle repair workshop with MOT testing centre and offices and new car park to replace existing office block and workshop	A	99
11/04546/ADV	5 illuminated wall mounted signs, 1 illuminated totem sign and 1 freestanding non-illuminated sign to vehicle repair workshop	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Planning permission granted 25/428/04/FU for 7 two storey office units in 3 blocks with 60 carparking spaces. Built and in use. Remove site no longer available.

Site Details							
Easting	420978	Northing	433209	Site area ha	1.12	SP7	
HMCA	Outer West				Ward	Pudsey	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Manufacturing and Wholesale	

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
A vacant site with planning permission for a builders merchants yard. The area is a mix of industrial and residential. To the south of the site is the Green Belt.	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		0.15
Nearest train station	New Pudsey	
Nearest train station distance (m)	1107.13	
Nearest bus stop	10124	
Nearest bus stop distance (m)	116.88	

Agricultural classification	
Grade	Percent
Grade 3	26.72
Urban	73.28

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets PT accessibility and standards		5
Access comments		
Access from Gibraltar Road with improvement toGibraltar Road and Gibraltar Road / Waterloo Rd junction		4
Local network comments		
OK		5
Mitigation measures		Total score
Gibraltar Road and junction with Waterloo Road		14
Highways site support		
Yes - with mitigation		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints
Site not found in GIS files provided by LCC - please provide grid reference for further comments

LCC	
Ecology support	Supported
Supported	

Waterloo Road & Gibraltar Road Pudsey

Site Plan ref: n/a ELR ref: 2503200

Education comments

Flood Risk

Flood Zone 1. Part of site susceptible to surface water flood risk. [Site appears to be under development.]
Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/04412/EXT	Extension of time for planning permission 06/04894/FU for laying out of access and erection of builders merchants warehouse with ancillary offices, car parking and landscaping	A	99
12/03816/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 10, 12, 14, 15, 16, 18, 19, 20, 23, 25, 27, 30, 31 and 32 of Planning Application 11/04868/FU		99
13/02451/COND	Consent, agreement or approval required by conditions 10, 11, 12 and 13 of Planning Application 11/04868/FU		99
12/00691/ADV	Six non illuminated flag signs and 2 non illuminated development signs	A	99
11/02537/FU	31 houses, with garages and landscaping	W	99
11/04868/FU	29 houses with garages and landscaping	A	99

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site has planning permission for residential development so unavailable for employment uses.

Site Details							
Easting	426666	Northing	434441	Site area ha	4.2	SP7	
HMCA	Outer West				Ward	Armley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Energy production and distribution	
Neighbouring land uses	
Storage	
Transport tracks and ways	
Outdoor sport facility (golf course)	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site is surrounded by green space. It is within the urban green corridor (UDP designation) and is within/adjacent to SSSI 009 and other protected land (UDP designation).	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	12.94	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	12.97	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Headingley
Nearest train station distance (m)	1393.92
Nearest bus stop	7210
Nearest bus stop distance (m)	534.10

Agricultural classification	
Grade	Percent
Urban	100

Land at former Kirkstall Power Station

Site Plan ref: n/a ELR ref: CFSE005

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Very poor public transport access along narrow roads with no footway	1
Access comments	
Narrow access road, including railway bridge, not suitable for a significant amount of traffic	2
Local network comments	
Redcote Lane / A65 junction poor	2
Mitigation measures	Total score
	5
Highways site support	
No	
Contingent on other sites	

Highways England

Impact	Minimal material impact	Network Status	No objection subject to satisfactory mitigation

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 1 ha. See comments in main text of our response.	

LCC

Ecology support	Not supported
Not supported (RED) - lies adjacent to the north bank of the Leeds Liverpool Canal SSSI. The site is designated for its aquatic plant communities and a range of invertebrates. Water quality needs to be maintained.	

Land at former Kirkstall Power Station

Site Plan ref: n/a

ELR ref: CFSE005

Education comments

Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

Heritage England

This site lies on the opposite side of the Leeds and Liverpool Canal to Armley House (Gott's Park). This is a Grade II Registered Park and Garden. Any redevelopment proposals for this area would need to ensure that those elements which contribute to the significance of this landscape (including any important views into or out of it across this area) are not harmed.

Natural England

Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CFSM051 and CFSE005 are all within 2km of this nationally protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. www.sssi.naturalengland.org.uk/citation/citation_photo/1004146.pdf

Conclusions

Submission Draft Plan Allocation

Not allocated for employment use

Submission Draft Plan Allocation Conclusion

Site has existing Kirkstall Power Station. Site does not appear to be available for new employment allocation in the near future.

Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ

Site Plan ref: n/a ELR ref: CFSM008

Site Details

Easting	425762	Northing	432537	Site area ha	1.63	SP7	
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Transport tracks and ways

Unmanaged Forest

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Existing employment site set adjacent to the ring road. Residential dwellings to south and west. Also assessed as site 3388.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.26
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Nearest train station	Bramley
Nearest train station distance (m)	2610.00
Nearest bus stop	10333
Nearest bus stop distance (m)	101.15

Agricultural classification	
Grade	Percent
Urban	100

Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ

Site Plan ref: n/a

ELR ref: CFSM008

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Summary of infrastructure provider comments**LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Meets Core Strategy accessibility standards but lacking in local services.

5

Access comments

Ring Road only access mitigation required.

4

Local network comments

Possible cumulative impact but brownfield site mitigation possible.

4

Mitigation measures

Signal junction but may not be justified.

Total score

13

Highways site support

Yes with mitigation

Contingent on other sites

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail**Yorkshire Water**

Treatment Works	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ2/3 encroaches into site. See comments in main text of our response.

Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ

Site Plan ref: n/a ELR ref: CF5M008

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Largely Flood Zone 1, but lower parts of site shown to be at risk of flooding from Wortley beck. Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/02166/FU	Retrospective application for electric fence within the perimeter fencing	A	99
11/04188/DEM	Determination for demolition of industrial buildings	NR	80

Conclusions
Submission Draft Plan Allocation
Not allocated for mixed use
Submission Draft Plan Allocation Conclusion
Mixed use submission. No uses specified. In existing employment use, adjoining main road. Site should be retained as employment.

Former Belgrave Electrical Works Town Street, Stanningley, Pudsey, LS28 6HB

Site Plan ref: n/a ELR ref: CF5M029

Site Details

Easting	422382	Northing	434506	Site area ha	1.82	SP7	
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	1263.56
Nearest bus stop	12241
Nearest bus stop distance (m)	87.79

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets Core Strategy accessibility standards		
		5
Access comments		4
Good Access required with mitigation		
		4
Local network comments		4
possible cumulative impact on ring road		
		4
Mitigation measures		Total score
bus stop relocations and access improvements and pedestrian crossing		
		13
Highways site support		
Yes		
Contingent on other sites		

Highways England			
Impact	No material impact	Network Status	No objection

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 - no constraints	

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Former Belgrave Electrical Works Town Street, Stanningley, Pudsey, LS28 6HB

Site Plan ref: n/a

ELR ref: CFSM029

Electric

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/02943/OT	Outline application for residential development and health centre with ancillary pharmacy, laying out of access road, associated car parking and public open space.	A	100
09/00596/RM	Reserved matters Application to layout access and erect residential comprising 24 houses and 54 flats in 3 three storey blocks and 3 detached B1 office/ light industrial units	R	100
10/00334/OT	Outline Application to layout access road and erect residential development and health centre with ancillary pharmacy, with associated car parking and public open space	A	100
12/03564/FU	Erection of a temporary boundary fence	A	100
12/03115/ADV	One non illuminated sign	A	100
14/00774/FU	Mixed use development comprising 9 units A1/A2/A3 uses; laying out of access road, car parking, landscaping and boundary treatments	A	100

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Site has planning permission for residential development (identified site HG1-164). Not available for mixed use development.