Buslingthorpe Tannery/Hill Top Works Sheepscar

Site Plan ref: HG2-99 SHLAA ref: 125_210

Site Details

Easting	430333	Northing	435367	Site area ha	3.23	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

Site Characteristics

Site type Brownfield

On-site land uses

Wholesale distribution

Vacant land

Storage

Vacant building

Other

Neighbouring land uses

Wholesale distribution

Manufacturing and Wholesale

Derelict

Outdoor amenity and open space

Other land uses - None

Т	opography	Sloping	Landscape	No Tree Cover
E	Boundaries	Existing well defined	Road front	Yes

Description

A large area of brownfield land with some newer sheds (to the South-West of the site) which are largely occupied. Adjacent to still active tannery and other commercial buildings. To northwest of site is Hilltop Works. The road adajcent to the north of the site has a wall which shields any detrimental view.

Spatial relationships

UDP Designations

our besignations		
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	V	

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	

LCC ownership	1.87
Nearest train station	Leeds City
Nearest train station distance	2268.59
Nearest bus s	13360
Nearest bus stop distance	137.29

Agricultural classification						
Grade	Percent					
Urban	100					

Buslingthorpe Tannery/Hill Top Works Sheepscar Site Plan ref: HG2-99 SHLAA ref: 125, 210

Site Plairier. HG2-99 SHLA	A Tel: 125_21			
-				
Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone	✓	
Overlaps LNA		Overlaps EA Flood Zone	✓	
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area	✓	Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	Ш	
Greenbelt assessment not required				
Summary of infrastructure prov	ider comment	c		
LCC Highways Comments	idei comment	5		
Public transport accessibility comments				Rank (1-5)
Meets CS guidance				Kalik (1-5)
Meets C5 guidance				5
Access comments				
Vehicular access should be taken from Bu	slingthorpe Lane,	pedestrian and cycle linkages to Scott Ha	II Road, Education Road and	
Jackson Road should be proided with con-	venient links throu	gh the site.		5
Local network comments				
cumulative impact				
·				3
Mitigation measures				Total score
				13
I Parkette and the second and				
Highways site support yes				
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				
LCC				
Ecology support Supported				
Supported - but White-clawed Crayfish re	cord in adjacent b	eck		

Buslingthorpe Tannery/Hill Top Works Sheepscar

Site Plan ref: HG2-99 SHLAA ref: 125_210

Education comments	
Flood Risk	
The SW portion of the site is at risk of flooding from Sheepscar Beck and is classified as FZ3. The remainder of the site is FZ1, but flood modellin of the beck should be used to identify the precise extent of the flood zone. The site is not at significant risk from surface water flooding, excluding fluvial flood risk.	
Utilities	
Gas	
Electric	

Telecoms

Other Heritage England

Fire and Rescue

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site		
10/00378/CA	Conservation area application to demolish industrial buildings	W	54		
12/00982/CA	Conservation Area application for demolition of mill buildings	w	54		
09/05411/FU	Part demolition, change of use, including 5 storey extension and addition of new floor to roof of industrial building, to form 190 flats and erection of multi level development up to 9 storeys in 4 blocks, comprising 9 town houses and 150 flats, with shop, car parking and landscaping	W	54		

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield site within urban area. Suitable for housing or employment in principle.

M621 Interchange Site, Holbeck

Site Plan ref: n/a SHLAA ref: 184

Site Details

Easting	429976	Northing	432308	Site area ha	1.51	SP7	City Centre Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Office

Transport tracks and ways

Other land uses - None

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

Description

A large island of green land inbetween major roads. The site has significant tree cover. Area surrounding site is predomionantly office use. Site is just to the south of the City Centre and thus has good infrastructure links.

Spatial relationships

UDP Designations

obi booignations				
0.00	% overlap			
0.00				
0.00				
0.00				
0.00				
0.00				
0.00				
0.00				
0.00				
100.00				
0.00				
0.00				
0.00				
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0			

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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	

LCC ownership	0.41
Nearest train station	Leeds City
Nearest train station distance	927.45
Nearest bus s	4404
Nearest bus stop distance	216.80

Agricultural classification			
Grade Percent			
Urban	100		

M621 Interchange Site, Holbeck

Constraints

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

Site Plan ref: n/a SHLAA ref: 184 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard **V** Overlaps Conservation Area Overlaps HSE Gas Pipeline ~ Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility 5 Access comments Access must be from existing Apex View 4 Local network comments local congestion issues but city centre site 4 Total score Mitigation measures 13 Highways site support yes 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**

M621 Interchange Site, Holbeck

Site Plan ref: n/a SHLAA ref: 184

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	1
The dia Resede	
	1
Telecoms	
Other	1
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Located immediately adjacent to major infrastructure (the road network) which would create negative amenity issues for a residential use i.e. noise and pollution. History of office and employment permissions on this site. Not suitable.

Kirkstall Road, Leeds

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

Site Details

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

our besignations		
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	~	

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	

LCC ownership	0.00	
Nearest train station		Leeds City
	1358.03	
Nearest train station distance (Nearest bus si	9924	
Nearest bus stop distance (m)	102.02

Kirkstall Road, Leeds

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

Agricultural classif			
Grade Urban	Percent 100		
Orban	100		
	Overlaps SSSI	Overlaps Public Right of Way	
	Overlaps SEGI	Overlaps SFRA Flood Zone	
	Overlaps LNA	Overlaps STINA Flood Zone Overlaps EA Flood Zone	
	Overlaps LNR	Overlaps HSE Major Hazard	
Overla	ps Conservation Area	Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline	
	erlaps Listed Building	Overlaps Pot. Contamination	
	Overlaps N37 SLA	Overlaps Minerals Safeguarded	
Overlaps Stra	t. Employment buffer	Overlaps Minerals Safeguarded 100m	
Greenbelt assess	sment not required		
Summary of in	frastructure provi	der comments	
LCC Highways Co	omments		
Public transport acc	cessibility comments		Rank (1-5)
Meets CS standards	s but distant from rail		5
			3
Access comments			
Adequate frontage	Kirkstall Road		
Adoquate Homage	Kirkstali Roda		5
Local network com	ments		
Congestion on A65			3
			3
			Total score
Mitigation measure		10: 10: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1:	Total score
Improvements will Gyratory and Willov	be required at the Wes	t Street Gyratory junction, WellingtonBridge Road / A58 Inner Ring Road junction, Armley kisting footbridge over the River Aire should be refurbished or replaced to provide a	13
		ent to the south and the canal.	13
Highways site supp	ort		
yes with mitigation			
Contingent on othe	r sites		
contingent on othe	1 31103		
Highways Englar	nd		
Impact Material in	mpact	Network Status No objection subject to satisfactory mitigation	
·			
Network Rail			
Tectwork Run			
Yorkshire Water			
Treatment Works			
Environment Age	ency		
Constraints			
COLISTI GILLIS			

Kirkstall Road, Leeds

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

LCC	
Ecology support	Supported with mitigation
Supported with mitigate provided, including pr	ation (Amber). An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be ovision of a biodiversity buffer (not private garden space) alongside the River Aire.
Education comments	
Flood Risk	
Site is located within states are provided at f	SFRA FZ 3A(ii) - very high probability of flooding (AEP >0.05). Sequential and Exceptions Tests must be passed. Suggest that irst 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	
0	
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.

Armley Road, Armley

Site Plan ref: n/a SHLAA ref: 201

Site Details

Easting	428663	Northing	433276	Site area ha	0.82	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Transport tracks and ways

Storage

Manufacturing and Wholesale

Other land uses - None

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

% overlap

Description

Site is on the edge of the City centre to the North of the Armley Gyratory. It appers that the foundations of the previous employment use are present although this is over-grown with trees. Surrounded by other employment uses.

Spatial relationships

UDP Designations

ODI Designations	
N32 Greenbelt	0.00
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	· •	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance	(m)	1032.93
Nearest bus s	11060	
Nearest bus stop distance	70.59	

Agricultural classification					
Grade	Percent				
Urban	100				

Armley Road, Armley

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

Site Plan ref: n/a SHLAA ref: 201 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required 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 cummulative impact but ok for 48 units 4 Total score Mitigation measures none 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

Armley Road, Armley

Site Plan ref: n/a SHLAA ref: 201

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
	1
Fire and Rescue	
Telecoms	
	1
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan	
Not allocated for hous	ing
Submission Draft Plan	Allocation Conclusion

The site is within an existing employment area. Not considered a suitable location for residential.

Meanwood Road - rear of 338/374

Site Plan ref: n/a SHLAA ref: 211

Site Details

Easting	429777	Northing	435844	Site area ha	0.46	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Outdoor amenity and open space

Other land uses - None

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

% overlap

Description

Site is in a small industrial area on Meanwood Road. Opposite and adjacent to some resdiential and bounded to the rear by green open space.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
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
	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	✓

% overlap

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Burley Park
Nearest train station distance (1991.11	
Nearest bus s	6473	
Nearest bus stop distance ((m)	73.11

Agricultural classification		
Grade	Percent	
Urban	100	

Meanwood Road - rear of 338/374

Site Plan ref: n/a SHLAA ref: 211

Overlanc State Overlanc Bublic Bight of Way	
Overlaps SSSI	
Overlaps SNA Overlaps SNA Flood Zone Overlaps LNA Overlaps SNA Flood Zone	
Overlaps LNR Overlaps HSE Major Hazard	
Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Good Accessibility all round	
	5
Access comments	_
Poor access onto Meanwood Road, but site could access onto Cliffdale Road which is acceptable.	
	5
Local network comments	
possible cumulative impacts into town	
possible cumulative impacts into town	4
Mitigation measures	Total score
Stop vehicular access onto Meanwood Road, access from Clifford Road, possible cumulative fund for congestion	14
Highways site support	
Yes	
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
	oldstol.
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 co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provide the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought for with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the wor take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded study.	ed to serve ward in line ks should planned
Environment Agency	
Constraints	
ooi bit dirito	

Part FZ 2 & FZ 3 - Main River to North Edge of site. See comments in main text of our response.

Meanwood Road - rear of 338/374

Site to be retained for employment use.

Site Plan ref: n/a SHLAA ref: 211

LCC	
Ecology support	Supported with mitigation
	ition to protect and enhance the beck-side wildlife corridor - minimum 10 metres from the beck. Bats, White-clawed Crayfish, rs to consider.
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other Heritage England	
	1
Natural England	
Conclusions	
Submission Draft Plan Not allocated for hous	
Submission Draft Plan	

Burley Street, Burley

Site Plan ref: HG2-109 SHLAA ref: 226

Site Details

Easting	428929	Northing	433905	Site area ha	0.14	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hu	ınslet

Site Characteristics

Site type Brownfield

On-site land uses

Office

Neighbouring land uses

Dwellings

Other land uses - None

Top	ography	Sloping	Landscape	No Tree Cover
Boi	undaries	Existing well defined	Road front	Yes

Description

Site near to City Centre and Little Woodhouse. Adjacent to two large purpose built student housing blocks. Some residential 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	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	✓	

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	

LCC ownership	%	0.00
Nearest train station		Leeds City
Nearest train station distance	1045.14	
Nearest bus s	6306	
Nearest bus stop distance	٠.	48.59

Agricultural classification		
Grade Percent		
Urban 100		

Burley Street, Burley

Site Plan ref: HG2-109 SHLAA ref: 226

=				
Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer	V	Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
erestibett assessment net require				
Summary of infrastructure provi	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Good Accessibility all round				_
				5
Access comments				
Good access onto the adotped highway ca	n be achieved			4
				•
Local network comments				
likely cumulative impacts into town				
				4
Mitigation measures				Total score
Reduce parking provision, block access pa	ss adjacent to build	ing and concvert to cycle/ped link, crea	ate flats	
	,	3 1		13
Highways site support				
Yes				
Contingent on other sites				
Highways England				
Impact No material impact	Network Status	No objection		
n/a				
Network Rail				
Network Ruii				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large wo co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will rur with YW's investment. It is particularly im take into account available sewerage and improvements it may be possible for the catuly.	Management Plans In from April 2015 to portant that sites w WwTW capacity. If	(AMP) to ensure the necessary infrast March 2020. Phasing is one method u hich represent a 10% or greater increa a developer wants to bring a site forw	tructure and capacity can be providual to the providual to ensure sites are brought for ase in population served by the world before YW have completed an	ded to serve rward in line orks should y planned
Environment Agency				
Constraints				
FZ1 under 1 ha. See comments in main to	ext of our response			

Burley Street, Burley

Site Plan ref: HG2-109 SHLAA ref: 226

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
	1
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
relectoriis	
Other	
Heritage England	
Natural England	

Planning History	nning History Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
13/05294/FU	Site boundary treatment	Α	100		
14/03735/FU	Student residential accommodation building comprising 110 studio flats, including ancillary communal facilities and retail unit, associated landscaping and car parking	R	100		

studio flats, including ancillary communal facilities and retail unit, associated landscaping and car parking Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Site within urban area. Suitable in principle for residential development.

Kirkstall Road - Grahams site, Burley

Site Plan ref: n/a SHLAA ref: 229

Site Details

Easting	428991	Northing	433737	Site area ha	0.39	SP7	City Centre Infill
HMCA	Inner Area				Ward	rd City and Hunslet	

Site Characteristics

Site type Brownfield

On-site land uses

Shops

Neighbouring land uses

Dwellings

Amusement and show places

Car Parks

Office

Other land uses - None

Торо	ography	Sloping	Landscape	No Tree Cover
Bou	ndaries	Existing well defined	Road front	Yes

Description

On the edge of the City Centre. The site is now a Car Showroom.

Spatial relationships

UDP Designations

ODI Designations		
N32 Greenbelt	0.00	% overlap
N32 Greenbert	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	✓	

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	

LCC ownership	0.00	
Nearest train station	Leeds City	
Nearest train station distance	888.76	
Nearest bus s	12811	
Nearest bus stop distance	(m)	160.46

Agricultural classification				
Grade Percent				
Urban	100			

Kirkstall Road - Grahams site, Burley

Site Plan ref: n/a SHLAA ref: 229

	Overlaps SSSI		Overlaps Public Right of Wa	w \square	
	Overlaps SEGI		Overlaps SFRA Flood Zon		
	Overlaps LNA		Overlaps EA Flood Zon		
	Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Co	onservation Area		Overlaps HSE Gas Pipeline		
· ·	s Listed Building		Overlaps Pot. Contamination		
	verlaps N37 SLA		Overlaps Minerals Safeguarde		
Overlaps Strat. Em			Overlaps Minerals Safeguarded 100n		
Greenbelt assessmen	t not required				
	· · · · · · · · · · · · · · · · · · ·				
Cummony of infras	tructura mravid	or oomens onto			
Summary of infras		er comments			
LCC Highways Comm					
Public transport accessib	=				Rank (1-5)
Public Transport Core St	rategy standards m	et schools/health	, some local services distant but clos	e to city centre	5
					3
Access comments					
Current access through s	shared car park, no	adopted frontage			3
					3
Local network comments					
Local congestion/cumula	itive impact?				3
					Total score
Mitigation measures					Total score
Unknown at this stage					11
Highways site support					
yes with mitigation					
yes with mitigation					
0 11 1 11 11					
Contingent on other site	<u>S</u>				
no					
Highways England					
Impact No material im	pact N	etwork Status	No objection		
Potential for cumulative	impact in combinat	ion with other sit	es. If site still included at next sift as	ssess as part of city centre/Aire Valle	y cluster.
Notes de Bell					
Network Rail					
Yorkshire Water					
	nostrop				
	•	vs which convo th	o bulk of Loods Dovolonment that w	ill connect to the public cower system	n noods to bo
			e bulk of Leeds. Development that w s (AMP) to ensure the necessary infra		
the site. The forthcomin	ng AMP(6) will run f	rom April 2015 to	o March 2020. Phasing is one method	d used to ensure sites are brought for	rward in line
			which represent a 10% or greater inc		
			f a developer wants to bring a site for le contributions. The amount would l		
study.					. sacramey

Environment Agency

Constraints

FZ3 (ii) as shown on LCC SFRA - recommendation that no 'more vulnerable use' be permitted in FZ3a (ii) See comments in main text of our response.

Kirkstall Road - Grahams site, Burley

Site Plan ref: n/a SHLAA ref: 229

LCC	
Ecology support	Supported
Supported	
	-
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
- .	1
Telecoms	
Other	1
Heritage England	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
13/03834/FU	Access ramp and disabled parking bay to casino	W	100		
15/04259/FU	Change of use and alterations of warehouse (B8) for restoration, storage and sales of office furniture	w	57		
12/01491/ADV	1 illuminated sign to casino and restaurant	Α	100		

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

This site is unlikely to come forward for residential as it is now a car showroom.

Kirkstall Road - Maxis Restaurant site

Site Plan ref: n/a SHLAA ref: 232

Site Details

Easting	428958	Northing	433780	Site area ha	0.31	SP7	City Centre Infill
HMCA	HMCA Inner Area		Ward	City and Hu	inslet		

Site Characteristics

Site type Brownfield

On-site land uses

Restaurants and Cafes

Neighbouring land uses

Dwellings

Amusement and show places

Office

Other land uses - None

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

Description

Site adjacent to new Car Showrrom. Currently has use for a restaurant. Site is on the edge of the City Centre.

% overlap

Spatial relationships

UDP Designations

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
100.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	Leeds City	
Nearest train station distance (m)		940.74
Nearest bus s	5725	
Nearest bus stop distance	(m)	125.60

Agricultural classification			
Grade Percent			
Urban	100		

Kirkstall Road - Maxis Restaurant site

Site Plan ref: n/a SHLAA ref: 232

Overlaps SSSI		Overlaps I	Public Right of Way		
Overlaps SEGI		Overlap	s SFRA Flood Zone	✓	
Overlaps LNA		Over	laps EA Flood Zone	✓	
Overlaps LNR			HSE Major Hazard		
Overlaps Conservation Area			s HSE Gas Pipeline		
Overlaps Listed Building		· · · · · · · · · · · · · · · · · · ·	Pot. Contamination	<u> </u>	
Overlaps N37 SLA		-	nerals Safeguarded		
Overlaps Strat. Employment buffer	✓	Overlaps Minerals	Safeguarded 100m		
Greenbelt assessment not required					
Summary of infrastructure provi	der commen	nts			
LCC Highways Comments					
Public transport accessibility comments					Rank (1-5)
Public Transport Core Strategy standards r	net schools/hea	ılth, some local servic	es distant but close t	to city centre	5
Access comments					
Suitable access					5
Local network comments					
Local congestion/cumulative impact?					
					3
Mitigation measures					Total score
Unknown at this stage					13
					13
Highways site support					
yes with mitigation					
Contingent on other sites					
no					
Highways England					
Impact No material impact	Network Status	No objection			
Potential for cumulative impact in combina	ition with other	sites. If site still incl	uded at next sift asso	ess as part of city centre/Aire V	alley cluster.
Network Rail					
Yorkshire Water					
Treatment Works Knostrop					
Knostrop High and Low Level are large wo co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will run with YW's investment. It is particularly impact take into account available sewerage and improvements it may be possible for the distudy.	Management Pl from April 2015 portant that site WwTW capacity	lans (AMP) to ensure 5 to March 2020. Phases which represent a 1 v. If a developer wants	the necessary infras- sing is one method u 0% or greater increas to bring a site forw	tructure and capacity can be proused to ensure sites are brought ase in population served by the vard before YW have completed	ovided to serve t forward in line works should any planned
Environment Agency					
Constraints	n toyt of com	cnanca			
FZ3 and part 3a (ii). See comments in mai	ii text of our res	sponse			

Kirkstall Road - Maxis Restaurant site

Site Plan ref: n/a SHLAA ref: 232

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Utilities Gas	
Gas	
	1
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						
13/01198/OT	Outline application for demolition of the existing building and construction of mixed use development consisting of office, hotel and use classes A1, A2 & A3 floorspace and basement car parking	A	100						
09/02339/OT	Outline application for part 7 part 9 storey mixed use development (A1, A3, B1 use) and associated parking	R	97						

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Not likely to be available as has planning permission for demolition of the existing building and construction of mixed use development consisting of office, hotel and use classes A1, A2 & A3 floorspace and basement car parking.

Belle Isle Road - Merlyn Rees High School

Site Plan ref: n/a SHLAA ref: 252

Site Details

Easting	431378	Northing	429515	Site area ha	2.24	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Middleton P	ark

Site Characteristics

Site type 50:50 green/brown

On-site land uses

Outdoor sport facility

Education

Neighbouring land uses

Dwellings

Outdoor sport facility

Other land uses - None

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

% overlap

Description

Site is now largely green area with two games area pitches (MUGA). To the north of the site is a youth hub. Part of the site is in N6.

Spatial relationships

UDP Designations

0.00
0.00
0.00
0.00
0.00
0.00
55.17
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

Inner South R	A 0.00	% overlap
LB Corridor R	A 0.00	
EASEL R	A 0.00	
Aire Valley R	A 0.00	
West Leeds Gatewa	y 0.00	

LCC ownership	100.00	
Nearest train station		Cottingley
Nearest train station distance (4032.27	
Nearest bus s	7469	
Nearest bus stop distance ((m)	95.97

Agricultural classification				
Grade	Percent			
Urban	100			

Belle Isle Road - Merlyn Rees High School Site Plan ref: n/a SHLAA ref: 252 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 4buses per hour, 100% primary, 50% health, 100% secondary 4 Access comments Access possible from Middelton Road 5 Local network comments spare local network capacity and suitable network 5 Total score Mitigation measures 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

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

Belle Isle Road - Merlyn Rees High School Site Plan ref: n/a SHLAA ref: 252

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Noticed England	
Natural England	
Conclusions	
Submission Draft Pla	
Not allocated for hou	ısırıy
Submission Draft Pla	n Allocation Conclusion
Site required for spec	

Cartmell Drive, Whitebridge Primary School, Halton Moor

Site Plan ref: HG5-6 SHLAA ref: 259B

Site Details

Easting	434132	Northing	433380	Site area ha	0.96	SP7	Main Urban Area Infill
HMCA Inner Area			Ward	Temple Nev	wsam		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Vacant building

Neighbouring land uses

Outdoor amenity and open space

Outdoor sport facility

Indoor sport facility

Education

Dwellings

Other land uses - None

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

Description

Site is a combination of some overgrown brownfield land which appears to be used as an informal car park and a disused leisure centre.

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	~	

% overlap

Regeneration Areas

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

LCC ownership	100.00	
Nearest train station	Cross Gates	
Nearest train station distance	2401.94	
Nearest bus s	8660	
Nearest bus stop distance	109.08	

Agricultural classification		
Grade Percent		
Urban	100	

Cartmell Drive, Whitebridge Primary School, Halton Moor

Site Plan ref: HG5-6 SHLAA ref: 259B

Overlaps SSSI		Overlaps Public Right of Way			
Overlaps SEGI		Overlaps SFRA Flood Zone	<u></u>		
Overlaps LNA		Overlaps EA Flood Zone			
Overlaps LNR		Overlaps HSE Major Hazard			
Overlaps Conservation Area		Overlaps HSE Gas Pipeline			
Overlaps Listed Building		Overlaps Pot. Contamination	✓		
Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m			
Overlaps Strat. Employment burier		overlaps willerais saleguarded 100111			
Greenbelt assessment not required					
Summary of infrastructure provi	der comments				
LCC Highways Comments					
Public transport accessibility comments				Rank (1-	5)
4bph, 100% primary, 100% health, 100%	secondary			F	
				5	
Access comments					
Access achievable				_	
				5	
Local network comments					
Potential cumulative impact with adjacent	sites			_	
				4	
Mitigation measures				Total sco	re
minganon modela co					٦
				14	
Highways site support				\ <u>\</u>	
yes					
Contingent on other sites					
Highways England					
Impact	Network Status				
Network Rail					
Yorkshire Water					
Treatment Works					\neg
Environment Agency					
Constraints					\Box
LCC					
Ecology support					\dashv
T. Control of the Con					- 1

Cartmell Drive, Whitebridge Primary School, Halton Moor

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

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

App NumberProposalDecision% of site15/04630/FUPart demolition and new build extension to former Leisure
Centre to form a 1020 student place school (4-16 yrs)A100

Conclusions

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

School completed on site.

Beckhill Approach, Miles Hill Primary School, Meanwood

Site Plan ref: HG2-85 SHLAA ref: 262

Site Details

Easting	429256	Northing	437036	Site area ha	2.28	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allerton	

Site Characteristics

Site type Brownfield

On-site land uses

Other

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses

Demolished school and playing fields

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

Description

Site is in the middle of of a residential area. Part of the site is N6 and the area seems to function as amenity space. The site also has a MUGA area within it.

Spatial relationships

UDP Designations

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
65.41	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 65.41 0.00 0.00 0.00 0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

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	

LCC ownership %		100.00
Niconcet tusin station		Dumlari Damli
		Burley Park
Nearest train station distance	(m)	2300.47
Nearest bus stop		12755
Nearest bus stop distance	(m)	121.21

Agricultural classification		
Grade	Percent	
Urban	100	

Beckhill Approach, Miles Hill Primary School, Meanwood

Site Plan ref: HG2-85 SHLAA ref: 262

Overlaps SSSI Overlaps Public Right of Way	
Overlaps SEGI Overlaps SFRA Flood Zone	
Overlaps LNA Overlaps EA Flood Zone	
Overlaps LNR Overlaps HSE Major Hazard	
Overlaps Conservation Area Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Cronapo anan Employment zane.	
Greenbelt assessment not required	
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	
site frontage with Beckhill Approach should provide visibility	_
	5
Local network comments	
Potential cumulative impact with adjacent sites	4
Mitigation measures	Total score
ivitigation measures	
	14
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 co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought for with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the work take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed an improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded study.	led to serve ward in line rks should y planned
Environment Agency	
Constraints	
FZ1 over 1 ha. See comments in main text of our response.	

Beckhill Approach, Miles Hill Primary School, Meanwood

Site Plan ref: HG2-85 SHLAA ref: 262

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	1
Telecoms	
Other	
Heritage England	
3 3	
Natural England	
3	
Conclusions	
Submission Draft Plan	Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Vacant land. Sport England have agreed the principle of remodelling playing pitch land, planning brief being produced, so residential development considered acceptable in principle.

Beckhill Grove - former Hill Top Public House, Meanwood

Site Plan ref: HG2-86 SHLAA ref: 263

Site Details

Easting	429487	Northing	436686	Site area ha	0.49	SP7	Main Urban Area Infill
HMCA Inner Area		Ward	Chapel Allei	rton			

Site Characteristics

Site type 30:70 green/brown

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

An area of land to the east of a park area to the North of Potternewton Lane. Apart fromt eh park area the site is almost enitely surrounded by residential. The state of the land appears to have no amenity value.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	44.16	
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	✓	

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	

LCC ownership %		100.00
Nearest train station		Burley Park
Nearest train station distance (m)		2189.38
Nearest bus stop		5463
Nearest bus stop distance	(m)	122.60

Agricultural classification		
Grade Percent		
Urban	100	

Beckhill Grove - former Hill Top Public House, Meanwood

Site Plan ref: HG2-86 SHLAA ref: 263

Overlaps SSSI Overlaps Public Right of Way	
Overlaps SEGI Overlaps SFRA Flood Zone	
Overlaps LNA Overlaps EA Flood Zone	
Overlaps LNR Overlaps HSE Major Hazard	
Overlaps Conservation Area Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 1997	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Good accessibility	
	5
Access comments	
Adequate frontage	_
	5
Local network comments	
Potential cumulative impact with adjacent sites	_
	4
Mitigation measures	Total score
	14
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	n needs to be
co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought for with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the work take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded study.	led to serve ward in line rks should y planned
Environment Agency	
Constraints	
FZ1 under 1 ha. See comments in main text of our response.	

Beckhill Grove - former Hill Top Public House, Meanwood

Site Plan ref: HG2-86 SHLAA ref: 263

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Telecoms	
Other	
Heritage England	
Natural England	
3	
Conclusions	
CUIICIUSIUIIS	
Submission Draft Plan Allocation	
Housing allocation	
Submission Draft Plan Allocation Conclusion	

Majority brownfield, vacant site, redevelopment will aid the regeneration of Beckhill Estate. Suitable for residential.

Roundhay Road (79)/Barrack Road Area Offices etc.

Site Plan ref: HG5-4 SHLAA ref: 264

Site Details

Easting	431188	Northing	435059	Site area ha	1.83	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allei	rton

Site Characteristics

Site type Brownfield

On-site land uses

Office

Vacant building

Car Parks

Neighbouring land uses

Medical and Health care services

Outdoor amenity and open space

Wholesale distribution

Other land uses - None

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

Description

Site is on the South western edge of Harehills. It is a mixture of overgrown Brownfield land and derelict buildings. However, a few of the buildings (Council Owned) are occupied.

Spatial relationships

UDP Designations

0.00 % overlap N32 Greenbelt 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	✓	

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	

LCC ownership	99.97	
Nearest train station		Leeds City
Nearest train station distance	2392.98	
Nearest bus s	13594	
Nearest bus stop distance	(m)	76.26

Agricultural classification				
Grade	Percent			
Urban	100			

Roundhay Road (79)/Barrack Road Area Offices etc.

Site Plan ref: HG5-4 SHLAA ref: 264

Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
4buses per hour, 100% primary, 100% he	palth 100% seconds	nrv.		
450365 per flour, 10076 primary, 10076 fit	aitii, 10076 Seconda	лу		5
Access comments				
access achievable				
				5
Local network comments				
Local congestion issues				3
Mitigation measures				Total score
none identified				
				13
Highways site support				1
yes				
Contingent on other sites				1
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 w. co-ordinated with Yorkshire Water's Asse the site. The forthcoming AMP(6) will rui with YW's investment. It is particularly in take into account available sewerage and improvements it may be possible for the study.	t Management Plans n from April 2015 to nportant that sites wh WwTW capacity. If	(AMP) to ensure the necessary infrast March 2020. Phasing is one method u hich represent a 10% or greater increa a developer wants to bring a site forw	tructure and capacity can be provi sed to ensure sites are brought for ase in population served by the ward before YW have completed ar	ded to serve orward in line orks should ny planned
Environment Agency				
Constraints				
F7 2 & F7 3 small part to south of the site	See comments in	main toxt of our response		

Roundhay Road (79)/Barrack Road Area Offices etc.

Site Plan ref: HG5-4 SHLAA ref: 264

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Decem	1
Fire and Rescue	
Telecoms	
	1
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan	
Not allocated for house	ing

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is required for school use, but to meet 'basic need' i.e. in more immediate term, not as a result of new housing allocations in the SAP.

Compton Road - Compton Arms, Burmantofts LS9 7B

Site Plan ref: MX2-8 SHLAA ref: 278

Site Details

Easting	432299	Northing	434799	Site area ha	0.45	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Gipton and	Harehills

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Shops

Manufacturing and Wholesale

General

Other land uses - None

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

% overlap

Description

A large bownfield site in middle of Harehills. The site was a pub. Site has been subject to considerable regeration involvement. Also some attempts to regenerate the land have revolved around the concepts of viability.

Spatial relationships

UDP Designations

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
1.00
0.00
0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

% overlap

Regeneration Areas

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

LCC ownership %		0.01
Nearest train station		Leeds City
Nearest train station distance	(m)	3062.69
Nearest bus s	top	2954
Nearest bus stop distance	(m)	77.43

Agricultural classification		
Grade Percent		
Urban 100		

Compton Road - Compton Arms, Burmantofts LS9 7B

Site Plan ref: MX2-8 SHLAA ref: 278

Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone	
Overlaps SEGI	
Overlaps LNR Overlaps HSE Major Hazard	
Overlaps Conservation Area Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	D (4 E)
Public transport accessibility comments	Rank (1-5)
4buses per hour, 100% primary, 100% health, 100% secondary	5
Access comments	
access achievable	5
Local network comments	
Potential cumulative impact with adjacent sites	4
Mitigation measures	Total score
none identified	
	14
Highways site support	1
yes	
Contingent on other sites	1
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 syste co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought for with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the water than the sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed are improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funder study.	ded to serve orward in line orks should ny planned
Environment Agency	
Constraints	
FZ1 under 1 ha. See comments in main text of our response.	

Compton Road - Compton Arms, Burmantofts LS9 7B

Site Plan ref: MX2-8 SHLAA ref: 278

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk]
FIOURISK	
Utilities	
Gas	
043	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	

Submission Draft Plan Allocation

Mixed use allocation

Submission Draft Plan Allocation Conclusion

Cleared former pub site, although some trees have grown to the rear. Within mixed use area and frontage of site is within the town centre. Suitable for retail, offices, community uses and residential in principle.

Macaulay Street - former Garage Site, Burmantofts

Site Plan ref: n/a SHLAA ref: 285

Site Details

Easting	431136	Northing	434085	Site area ha	0.41	SP7	Main Urban Area Infill
HMCA	HMCA Inner Area		Ward	Burmantoft	s and Richmond Hill		

Site Characteristics

Site type Brownfield

On-site land uses

Vehicle Storage

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Office

Other land uses - None

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

% overlap

Description

Site is partially occupied but under-developed. Some residential to the East and South east of the site. Also adjacent to a light industral area to the west.

Spatial relationships

UDP Designations

0.00
0.00
0.00
0.04
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

Regeneration Areas

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

LCC ownership %		0.00
Nearest train station		Leeds City
Nearest train station distance	(m)	1697.59
Nearest bus s	top	2524
Nearest bus stop distance	(m)	97.95

Agricultural classification		
Grade Percent		
Urban	100	

Macaulay Street - former Garage Site, Burmantofts Site Plan ref: n/a SHLAA ref: 285 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** Greenbelt assessment not required 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 5 Local network comments Potential cumulative impact with adjacent sites 4 Total score Mitigation measures none identified 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

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

Macaulay Street - former Garage Site, Burmantofts

Site Plan ref: n/a SHLAA ref: 285

Submission Draft Plan Allocation Conclusion

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
	1
Electric	
Fire and Rescue	
The and Resear	
Telecoms	
Other	
Heritage England	
0 0	
Natural England	
Conclusions	
Submission Draft Plan	
Not allocated for house	sing

The site is a Natural Resources and Waste DPD allocation (Site 111 - safeguarded for waste) so cannot be allocated for housing.

Cambridge Road - Blenheim Middle School (land south of)

Site Plan ref: n/a SHLAA ref: 370

Site Details

Easting	429966	Northing	435232	Site area ha	0.64	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park a	and Woodhouse

Site Characteristics

Site type 80:20 green/brown

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Medical and Health care services

Other land uses - None

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

Description

Site is an area of N1 greenspace. To the north is a school with residential to the south on the other side of the adjacent road.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	80.17
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

~~	
.00	
.00	

Regeneration Areas

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

LCC ownership	0.10	
Nearest train station		Leeds City
Nearest train station distance	2058.70	
Nearest bus s	14272	
Nearest bus stop distance	(m)	120.22

Agricultural classification				
Grade Percent				
Urban	100			

Cambridge Road - Blenheim Middle School (land south of)

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

Site Plan ref: n/a SHLAA ref: 370 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good Accessibility all round 5 Access comments Good frontage to Cambridge Road 5 Local network comments possible cumulative impacts into town 4 Total score Mitigation measures Parking restrictions on access, possible cumulative congestion fund 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

Cambridge Road - Blenheim Middle School (land south of)

Site Plan ref: n/a SHLAA ref: 370

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
FIOOU RISK	
	1
Utilities	
Gas	
Electric	
2.000.10	
Fire and Rescue	
- .	
Telecoms	
	1
Other	
Heritage England	
Natural England	1
ivaturai Erigiariu	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is designated green space in the Site Allocations Plan, and links in with a wider greenspace area. Part of the site has a car park for adjacent industry. Mature trees and footpaths across site. Not suitable.

Amberton Terrace

Site Plan ref: HG2-87 SHLAA ref: 817

Site Details

Easting	433384	Northing	436014	Site area ha	1.57	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Gipton and	Harehills

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Dwellings

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Site in Gipton. There is retail (pharmacy) and surface car park to the north of the site, otherwise the site is surrounded by housing. Amberton Terrace runs through the centre of the site.

Spatial relationships

UDP Designations

3		
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	~	

Regeneration Areas

0.00	% overlap
0.00	
100.00	
0.00	
0.00	
	0.00 100.00 0.00

LCC ownership	%	98.51	
Nearest train station	(Cross Gates	
Nearest train station distance	3296.23		
Nearest bus stop 94			
Nearest bus stop distance (m)			

Agricultural classification		
Grade Percent		
Urban	100	

Amberton Terrace

Supported

Ecology support Supported

Site Plan ref: HG2-87 SHLAA ref: 817 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 5 Access comments 5 Local network comments 4 Total score Mitigation measures 14 Highways site support Contingent on other sites **Highways England** Impact No material impact Network Status No objection n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC

Amberton Terrace

Site Plan ref: HG2-87

SHLAA ref: 817

Education comments Flood Risk Utilities Gas Gas Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Ste is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in principle.	
Utilities Gas Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	Education comments
Utilities Gas Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Sutmission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	Flood Risk
Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Sutmission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Sutmission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion	Utilities
Electric Fire and Rescue Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	Gas
Fire and Rescue Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Fire and Rescue Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	Electric
Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	Fire and Rescue
Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	Talecoms
Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	Telecoms
Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Natural England Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	Heritage England
Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	Natural England
Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	Natural England
Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
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Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	COLICIOSIONS
Housing allocation Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	Submission Draft Plan Allocation
Submission Draft Plan Allocation Conclusion Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in	
Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in principle.	
	Site is in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in principle.

Oldfield Lane (No 11) LS12 4DH

Site Plan ref: n/a SHLAA ref: 1011

Site Details

Easting	428035	Northing	432621	Site area ha	3.95	SP7	Main Urban Area Infill
HMCA Inner Area		Ward	Beeston an	d Holbeck			

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Outdoor amenity and open space

Other land uses - None

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

Description

The site is occupied with a large factory and is in use. On the edge od a large industrial area 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	99.99	
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

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

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	

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1752.14
Nearest bus stop	5610
Nearest bus stop distance (m)	140.63

Agricultural classification		
Grade Percent		
Urban	100	

Oldfield Lane (No 11) LS12 4DH

Site Plan ref: n/a SHLAA ref: 1011

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

Site Plair rei: 11/a	ЭПЦАА	riei. ioii				
Overlap	Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR onservation Area s Listed Building verlaps N37 SLA ployment buffer		Overlaps Public Rig Overlaps SFRA F Overlaps EA F Overlaps HSE Maj Overlaps HSE Ga Overlaps Pot. Cont. Overlaps Minerals Saf	lood Zone lood Zone or Hazard as Pipeline amination feguarded		
Greenbelt assessmen	t not required					
Summary of infras	tructure provi	der comment	is			
LCC Highways Comm						
Public transport accessib						Rank (1-5)
Meets Core Strategy star	ndards but falls sho	ort of Secondary	school access			4
Access comments						
site frontage with Oldfie	ld Land should pro	vide visibility				4
Local network comments	2					
Potential cumulative imp		sites				4
Mitigation measures						Total score
Provision of footway to s	site frontage,					12
Highways site support						
yes with mitigation]
Contingent on other site						_
Contingent on other site	>					
Highways England						
Impact No material im	pact N	Network Status	No objection			
n/a						
Network Rail						
Footbridge Alterations re	equired. General As	sset Protection I	ssues			
Yorkshire Water						
	nostrop					
Knostrop High and Low co-ordinated with Yorks the site. The forthcomin with YW's investment. It take into account availal	hire Water's Asseting AMP(6) will run t is particularly impole sewerage and \	Management Pla from April 2015 portant that sites WwTW capacity.	ins (AMP) to ensure the neces to March 2020. Phasing is on- which represent a 10% or gr If a developer wants to bring	sary infrastre e method us eater increas a site forwa	connect to the public sewer system ructure and capacity can be prov- sed to ensure sites are brought for se in population served by the ward before YW have completed a determined by a developer funder	ided to serve orward in line orks should ny planned
Environment Agency						
Constraints						

Oldfield Lane (No 11) LS12 4DH

Site Plan ref: n/a SHLAA ref: 1011

The site is in employment use and is not within a residential area.

Supported Siducation comments Clood Risk Utilities Das Selectric Fire and Rescue Cother Heritage England Vatural England	LCC	
Conclusions Cloud Risk Click Clark Click Clic	Ecology support	Supported
Utilities Jas Jelectric Filectoms Other Heritage England Vatural England Conclusions	Supported	
Utilities Jas Jelectric Filectoms Other Heritage England Vatural England Conclusions		1
Utilities Das Discrict Felectric Other Heritage England Datural England Conclusions	Education comments	
Utilities Das Discrict Felectric Other Heritage England Datural England Conclusions		
Conclusions Electric Electric Fire and Rescue Felecoms Other Heritage England Conclusions	Flood Risk	
Conclusions Electric Electric Fire and Rescue Felecoms Other Heritage England Conclusions		
Conclusions Electric Electric Fire and Rescue Felecoms Other Heritage England Conclusions		
Electric Fire and Rescue Felecoms Other Heritage England Natural England Conclusions	Utilities	
Fire and Rescue Felecoms Other Heritage England Natural England Conclusions	Gas	
Fire and Rescue Felecoms Other Heritage England Natural England Conclusions		
Telecoms Other Heritage England Natural England Conclusions	Electric	
Telecoms Other Heritage England Natural England Conclusions		
Telecoms Other Heritage England Natural England Conclusions	Fire and Rescue	1
Other Heritage England Natural England Conclusions	The una rescue	
Other Heritage England Natural England Conclusions		
Heritage England Natural England Conclusions	Telecoms	
Heritage England Natural England Conclusions		
Heritage England Natural England Conclusions	Other	
Natural England Conclusions		
Conclusions	0 0	
Conclusions	Natural Francisco	1
	Natural England	
Submission Draft Plan Allocation	Conclusions	
	Submission Draft Plan	Allocation
Not allocated for housing		
Submission Draft Plan Allocation Conclusion		

Wesley Road (west of), Tong Road (north of), Armley

Site Plan ref: HG2-110 SHLAA ref: 1023

Site Details

Easting	427200	Northing	433154	Site area ha	1.03	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

Site Characteristics

Site type 50:50 green/brown

On-site land uses

Allotment and city farm

Other

Neighbouring land uses

Dwellings

Other land uses

scout hut

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

Description

Site has significant amount of tree cover. It also has good access and is with a significant residential area. The site (although greenspace) does not seem tobe open to the public.

Spatial relationships

UDP Designations

	_
0.00	% overlap
0.00	
0.00	
0.00	
47.32	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 47.32 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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	

LCC ownership	0.00	
Nearest train station		Burley Park
Nearest train station distance		2141.21
Nearest bus s	top	2769
Nearest bus stop distance	(m)	116.03

Agricultural classification			
Grade	Percent		
Urban	100		

Wesley Road (west of), Tong Road (north of), Armley Site Plan ref: HG2-110 SHLAA ref: 1023 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good Accessibility all round 5 Access comments Good frontages to Tong Road and Wesley Road 5 Local network comments local network capacity, likely cumulative impact on Inner Ring Road and Outer Ring Road 4 Total score Mitigation measures Relocate parking bay on Tong Road, possible cumulative impact fund 14 Highways site support Yes Contingent on other sites **Highways England** Impact No material impact Network Status No objection n/a **Network Rail** General asset protection issues 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.

Wesley Road (west of), Tong Road (north of), Armley

Site Plan ref: HG2-110 SHLAA ref: 1023

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
	4
Electric	
	 1
Fire and Rescue	
Telecoms	1
TOTOGOTTIS	

Other

Heritage England

This site adjoins the boundary of the Armley Conservation Area and the churchyard of St Bartholomew's Church (a Grade II* Listed Building). In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, and the 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, if allocated, redevelopment proposals would need to ensure that those elements which contribute to the significance of these assets are not harmed.

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
09/05317/FU	2 storey community centre with covered link to church and outline residential development of 33 houses	W	100
10/05520/FU	2 storey community centre with covered link to church and overflow car park and outline residential development of 27 houses		100

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Site within urban residential area. Suitable in principle for residential development.

Grosvenor Road - land at Ridgeway House, Hill Ridge House, Rosehurst LS6

Site Plan ref: n/a SHLAA ref: 1087

Site	Deta	ils

Easting	428926	Northing	435940	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Headingley	

Site Characteristics

Site type Greenfield

On-site land uses

Managed Forest

Neighbouring land uses

Dwellings

Managed Forest

Other land uses - None

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

% overlap

Description

Heavily wooded area with Woodhouse Ridge to the north.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
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	V	

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	

LCC ownership %	6 0.00
Nearest train station	Burley Park
Nearest train station distance (m) 1277.70
Nearest bus sto	p 8506
Nearest bus stop distance (m	356.32

Agricultural classification					
Grade Percent					
Urban	100				

Grosvenor Road - land at Ridgeway House, Hill Ridge House, Rosehurst LS6 Site Plan ref: n/a SHLAA ref: 1087 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards but distant from some local services and rail 4 Access comments Access potentially achievable Grosvenor Road but Back Grosvenor Terrace narrow with stone wall and trees 3 Local network comments Possible cummulative impact but limited development ok 4 Total score Mitigation measures none 11 Highways site support yes with suitable access 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

Environment Agency

Constraints

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

study.

Grosvenor Road - land at Ridgeway House, Hill Ridge House, Rosehurst LS6

Site Plan ref: n/a SHLAA ref: 1087

LCC	
Ecology support	Supported with mitigation
Supported with mitigation surveys will be required	ation to ensure mature parkland-style trees (especially those with deadwood habitat) are retained - bat roost and bat foraging ed. Density/type of housing will be affected by the need to retain mature trees and a suitable distance buffer.
Education comments	
Flood Risk	
I Intiliat	
Utilities Gas	
Cus	
Electric	
Fire and Rescue	
Telecoms	
Other Heritage England	
Heritage Eligianu	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site			
15/04652/COND	Consent, agreement or approval required by conditions 4, 5, 6, 7 and 8 of Planning Application 12/03383/LI	Α	61			
15/03929/LI	Listed Building Application alterations to dwelling house to form four flats including single storey extension	Α	61			
15/04589/COND	Consent, agreement or approval required by condition 4 of Planning Application 12/02580/FU	A	61			
15/03657/FU	Change of use of dwelling house to four flats including single storey extension	Α	61			
12/03383/LI	Listed Building application to demolish lean-to extension and front extension and erection of single storey extensions to front and rear and internal alterations to form 3 flats and 1 dwelling house.	A	61			
12/02580/FU	Change of use of house to form four flats including alterations and single storey extension	Α	61			

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Heavily wooded site within conservation area, so not considered suitable for housing.

Grosvenor Road - land at Ridgeway House, Hill Ridge House, Rosehurst LS6

Site Plan ref: n/a SHLAA ref: 1087

Boothroyd Drive, Meanwood LS6

Site Plan ref: n/a SHLAA ref: 1098

Site Details

Easting	428725	Northing	436313	Site area ha	3.13	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Headingley/Chapel Allerton	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Outdoor sport facility

Outdoor amenity and open space

Residential institution

Other land uses - None

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

% overlap

Description

These sites are to the South of Grove Lane. They form much of the land around Meanwood Beck and Woodhouse Ridge. Some residenital exists to the east of the main site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	4.28
N1A Allotments	0.00
N5 Open Space	92.67
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

100.00	% overlap
0.00	
0.00	
✓	
	0.00

% overlap

Regeneration Areas

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

LCC ownership %		0.16
Nearest train station		Burley Park
Nearest train station distance (r	m)	1403.71
Nearest bus st	ор	5268
Nearest bus stop distance (r	m)	197.87

Agricultural classification		
Grade Percent		
Urban	100	

Boothroyd Drive, Meanwood LS6 Site Plan ref: n/a SHLAA ref: 1098 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA **~** Overlaps EA Flood Zone **✓** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline **V** Overlaps Listed Building Overlaps Pot. Contamination **~** ✓ Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good Accessibility except average primary 4 Access comments Access requires dwelling to be bought to secure suitbale access, access from Rawling Way not suitbale fro large development 3 Local network comments possible cumulative impacts into town 4 Total score Mitigation measures Purchase house or houses for access, possible cumulative fund 11 Highways site support Yes with mitigation 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

Large part of site is FZ3 with Meanwood Beck (main river) running along boundary. See comments in main text of our response.

Boothroyd Drive, Meanwood LS6

Site Plan ref: n/a SHLAA ref: 1098

LCC
Ecology support Not supported
Not supported (RED). Woodhouse Ridge LNA covers the southern proportion of this site, based on the presence of woodland, adjacent grassland and the Meanwood Beck. The whole site also provides a good wildlife corridor function as part of the Meanwood Valle
Education comments
Flood Risk
Utilities Gas
Electric
Fire and Rescue
Telecoms
Other
Heritage England
Natural England
Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Part of the site is designated as green space in the Site Allocations Plan. The southern part of the site is within a Local Nature Area (LNA) on the existing UDP. Highway concerns as would need to acquire a property to gain access. Not suitable.

Park Lane - land and property at Oak House LS3

Site Plan ref: n/a SHLAA ref: 1142

Site Details

Easting	428980	Northing	433929	Site area ha	0.21	SP7	Main Urban Area Infill
HMCA Inner Area		Ward	Hyde Park a	and Woodhouse			

Site Characteristics

Site type 70:30 green/brown

On-site land uses

Vacant land

Office

Neighbouring land uses

Office

Dwellings

Other land uses - None

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

% overlap

Description

Site on edge of City Centre. Residential area to the north of site and green open area to the North East. Adjacent to minor road. Student housing to the south west and commercial uses to the south.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
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	47.57
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	✓	

% overlap

Regeneration Areas

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

LCC ownership %		0.00
Nearest train station		Leeds City
Nearest train station distance (m)		1025.42
Nearest bus s	top	6306
Nearest bus stop distance ((m)	102.40

Agricultural classification		
Grade Percent		
Urban	100	

Park Lane - land and property at Oak House LS3 Site Plan ref: n/a SHLAA ref: 1142 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline

Greenbelt assessment not required

Overlaps Pot. Contamination

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m **~**

Summary of infrastructure provider comments

Overlaps Listed Building

Overlaps Strat. Employment buffer

Overlaps N37 SLA

LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Good	5
Access comments	
Access possible from Burley St	5
Local network comments	
West St / Wellington Road concerns	4
Mitigation measures	Total score
Contribution to West St/ Wellington Road improvement	1.4
	14
Highways site support	
Yes with mitigation	
Contingent on other sites	

Highways England

9	ayo Erigiaria		
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 under 1 ha. See comments in main text of our response.

Park Lane - land and property at Oak House LS3

Site Plan ref: n/a SHLAA ref: 1142

Submission Draft Plan Allocation Conclusion

LCC	
Ecology support	Supported
Supported	
E	1
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Electric	
Fire and Rescue	
T .	
Telecoms	
O.I.	
Other	
Heritage England	
Natural England	
-	
Conclusions	
Submission Draft Plan	Allocation
Not allocated for hous	

Site on edge of City Centre currently being used as an office. Any residential proposals are over 8 years old. No interest in residential since.

Hudson Road, Hudson Mill (Arcadia), Burmantofts

Site Plan ref: MX2-37 SHLAA 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

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

% overlap

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

3	
N32 Greenbelt	0.00
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	✓	

overlap

Regeneration Areas

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

LCC ownership	14.20	
Nearest train station		Leeds City
Nearest train station distance	(m)	2644.23
Nearest bus s	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 SHLAA ref: 1145A Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required 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 Total score Mitigation measures Capacity improvements, alterations to traffic calming/on-street parking bays 13 Highways site support Yes with mitigation Contingent on other sites **Highways England** Network Status Impact 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

Environment Agency

Constraints

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

improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility

study.

Hudson Road, Hudson Mill (Arcadia), Burmantofts

Brownfield site in main Urban Area. Suitable for resdiential with employment.

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

LCC	
	upported with mitigation
Supported with Mitigation including woodland block	on (Amber). A number of ecological features exist along boundaries and within the site that will need to be retained - ks towards west of the site.
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
If allocated, any developare not harmed.	s site lies opposite the Beckett Street Cemetery a Grade II Registered Park and Garden. Dement proposals for this area would need to ensure that those elements which contribute to the significance of this asset
Natural England	
Conclusions	
Submission Draft Plan A	location
Mixed use allocation	inucation
Submission Draft Plan A	llocation Conclusion

Hudson Road, Hudson Mill (Arcadia), Burmantofts

Site Plan ref: n/a SHLAA ref: 1145B

Site Details

Easting	432106	Northing	434077	Site area ha	8.91	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

Site Characteristics

Site type 70:30 green/brown

On-site land uses

Manufacturing and Wholesale

Wholesale distribution

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Dwellings

Other land uses - None

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

Description

Sie is part of the Arcadia group. It is flat and level. Most of this area is either unused (green) or used for parking (both cars and lorry park).

Spatial relationships

UDP Designations

0.00	% overlap
0.00	·
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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	

LCC ownership %		32.54
Nearest train station		Leeds City
Nearest train station distance (m)		2571.58
Nearest bus stop		921
Nearest bus stop distance (m)		242.46

Agricultural classification		
Grade	Percent	
Urban	100	

Hudson Road, Hudson Mill (Arcadia), Burmantofts Site Plan ref: n/a SHLAA ref: 1145B Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required 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 Torre road 5 Local network comments Potential cumulative impact with adjacent sites 3 Total score Mitigation measures Capacity improvements 13 Highways site support Yes with Mitigation Contingent on other sites **Highways England** Network Status Impact 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

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 Agenc	y
Constraints	
FZ1 over 1 ha. See co	mments in main text of our response.

Hudson Road, Hudson Mill (Arcadia), Burmantofts

Site Plan ref: n/a SHLAA ref: 1145B LCC Ecology support 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 housing Submission Draft Plan Allocation Conclusion Proposed for employment use.

York Road (land south of), East of Pontefract lane, Richmond Hill LS9

Site Plan ref: HG2-201 SHLAA ref: 1146

Site Details

Easting	431731	Northing	433520	Site area ha	5.55	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantoft	s and Richmond Hill

Site Characteristics

Site type 70:30 green/brown

On-site land uses

Education

Shops

Outdoor sport facility

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Other land uses - None

Topograph	Sloping	Landscape	Limited Tree Cover
Boundarie	Existing well defined	Road front	Yes

Description

Site situated on the south side of York Road comprising of School with pitches, vacant former library facing York Road, a retail warehouse (Great Clothes), a recreation centre and public amenity space.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	20.41	
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	✓	

% overlap

Regeneration Areas

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

LCC ownership	37.26
Nearest train station	Leeds City
Nearest train station distance	2064.71
Nearest bus s	179
Nearest bus stop distance	114.25

Agricultural classification				
Grade	Percent			
Urban	100			

York Road (land south of), East of Pontefract lane, Richmond Hill LS9 Site Plan ref: HG2-201 SHLAA ref: 1146 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V V** Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments Meets Public Transport accessibility and standards for local services, schools and healthcare 5 Access comments Main vehicular access should be from Shannon Street 5 Local network comments No egress from Shannon St to Marsh Lane, route via A64 subject to T.A, cumulative impact concern 4 Total score Mitigation measures Pedestrian linkage improvements required, probably junction improvements for traffic capacity 14 Highways site support Yes - with mitigation Contingent on other sites Need to consider with 1140 and 2000. **Highways England** Impact No material impact No objection **Network Status** 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

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 Agenc	y
Constraints	
FZ1 over 1 ha. See co	mments in main text of our response.

York Road (land south of), East of Pontefract lane, Richmond Hill LS9

Site Plan ref: HG2-201 SHLAA ref: 1146

Submission Draft Plan Allocation Conclusion

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Decemb	7
Fire and Rescue	
Telecoms	
Other	
Heritage England The former Vork Pos	d Library and Baths at the northern end of this site are Grade II Listed.
There is a requirement	nt 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 ar	chitectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would hose elements which contribute to the significance of this asset are not harmed.
	Those elements which contribute to the significance of this asset are not flamed.
Natural England	
Conclusions	
Submission Draft Plan	a Allocation
Housing allocation	

Site suited for residential development but part is required for a school extension and existing greenspace to be retained or reprovided.

Oakwood Lane (land to east of), Leeds (Part of St Nicholas church site)

Site Plan ref: n/a SHLAA ref: 1152

Site Details

Easting	433766	Northing	435038	Site area ha	1.04	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	d Gipton and Harehills	

Site Characteristics

Site type Brownfield

On-site land uses

Outdoor sport facility

Education

Neighbouring land uses

Education

Dwellings

Other land uses - None

Topography F	Flat	Landscape	No Tree Cover
Boundaries		Road front	Yes

Description

Area is open green space attached to school. Assocaited land is playing pitches and residential. Wyke beck lies to 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	60.73	
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	✓	

% overlap

Regeneration Areas

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

LCC ownership	0.00
No annut trading at all an	D
Nearest train station	Cross Gates
Nearest train station distance	2587.09
Nearest bus s	6912
Nearest bus stop distance	99.65

Agricultural classification		
Grade Percent		
Urban	100	

Oakwood Lane (land to east of), Leeds (Part of St Nicholas church site)

Constraints

response.

Site Plan ref: n/a SHLAA ref: 1152 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility 5 Access comments access should be achievable from Oakwood Lane or Wykebeck Valley Road 5 Local network comments spare capacity but some cumulative issues 4 Total score Mitigation measures 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** 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**

FZ3 (ii) as shown on LCC SFRA - recommendation that no 'more vulnerable use' be permitted in FZ3a (ii) See comments in main text of our

Oakwood Lane (land to east of), Leeds (Part of St Nicholas church site)

Site Plan ref: n/a SHLAA ref: 1152

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	1
The and Nescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History	ning History Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
11/05163/FU	Attached canopy with roller shutters to form external play area to school	Α	100		
10/03861/FU	New canopy and introduction of pedestrian access gate and route to main entrance to school	Α	100		

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is designated as green space in the Site Allocations Plan including a playing pitch and school grounds. 80% of the site is within flood zone 3 (high risk). Not suitable.

Armley Gyratory - former Gas Works

Site Plan ref: MX2-11 SHLAA 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	
N8 Urban Green Corridor CC Shopping Quarter UDP City Centre S2S6 Town Centre Proposed Local Centre	0.00 0.00 0.00 0.00 0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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	

LCC ownership	0.49	
Nearest train station		Leeds City
Nearest train station distance	1193.04	
Nearest bus s	599	
Nearest bus stop distance	164.54	

Agricultural classification				
Grade Percent				
Urban	100			

Armley Gyratory - former Gas Works Site Plan ref: MX2-11 SHLAA ref: 1265 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard **V** Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools 4 Access comments Site requires complete re-ordering of Armley Gyratory which would need to be supported by more intensive development than 2 suggested. Local network comments Congestion at Armley Gyratory 2 Total score Mitigation measures Major reordering of Armley Gyratory required 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

Environment Agency

Constraints

study.

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 SHLAA ref: 1265

~	
LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
	1
Utilities Gas	
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.

Gelderd Road - Symphony Group LS12

Site Plan ref: n/a SHLAA ref: 1278

Site Details

Easting	427617	Northing	431844	Site area ha	6.62	SP7	Main Urban Area Infill
HMCA	MCA Inner Area		Ward	Beeston and	d Holbeck		

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Wholesale distribution

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Dwellings

Other land uses - None

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

Description

Site on large industrial estate. Believe sheds to be empty. Other parts of site are on derelict land. There is some residential to the north of the area but this area is predomionantly industrial.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	9/ overlan
N32 Greenbert		% 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	✓	

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station		Cottingley
Nearest train station distance	1789.44	
Nearest bus s	5375	
Nearest bus stop distance	226.76	

Agricultural classification				
Grade Percent				
Urban	100			

Gelderd Road - Symphony Group LS12 Site Plan ref: n/a SHLAA ref: 1278 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps Minerals Safeguarded Overlaps N37 SLA **✓** Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m **V** Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 4buses per hour, 50% primary, 100% health, 40% secondary 4 Access comments access onto Whitehall road not achievable, Alternative access is an industrial road 2 Local network comments Potential cumulative impact with adjacent sites 4 Total score Mitigation measures 10 Highways site support Contingent on other sites **Highways England** Impact No material impact No objection **Network Status** 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** Engineer's access retention; General asset protection issues 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

FZ 3 - Southern tip of site Main river (wortley Beck) also runs through the southern tip. See comments in main text of our response

Gelderd Road - Symphony Group LS12

Submission Draft Plan Allocation Conclusion

The site is not within a residential area and would be more suitable as an employment site.

Site Plan ref: n/a SHLAA ref: 1278

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
The and Rescue	
Telecoms	
Other	
Heritage England	
Tieritage England	
	1
Natural England	
Conclusions	
	Allerander
Submission Draft Plan Not allocated for hous	
not allocated for flous	ing .

Oak Road, New Wortley - Gassey Fields

Site Plan ref: HG2-112 SHLAA ref: 1340B

Site Details

Easting	428356	Northing	433198	Site area ha	2.32	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Office

Dwellings

Other land uses - None

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

Description

Site is Green area between British Gas training / research facility and residential area. Has some paths through it and appears to be used Green amenity space.

Spatial relationships

UDP Designations

oz. zoo.ga		
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	✓	

% overlap

Regeneration Areas

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

LCC ownership	94.46	
Nearest train station		Leeds City
Nearest train station distance	1336.30	
Nearest bus s	599	
Nearest bus stop distance	(m)	153.06

Agricultural classification		
Grade Percent		
Urban	100	

Oak Road, New Wortley - Gassey Fields

Site Plan ref: HG2-112 SHLAA ref: 1340B

Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded	
Greenbelt assessment not required			
Summary of infrastructure pro	vider comments		
Highways England			
Impact	Network Status		
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			

Oak Road, New Wortley - Gassey Fields

Site Plan ref: HG2-112 SHLAA ref: 1340B

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Allocated housing site in West Leeds Gateway Supplementary Planning Document (SPD). Suitable for residential development.

Aireside - adjacent Park

Site Plan ref: n/a SHLAA ref: 2025

Site Details

Easting	428877	Northing	433536	Site area ha	1.37	SP7	City Centre Infill
HMCA	Inner Area				Ward	City and Hu	inslet

Site Characteristics

Site type Brownfield

On-site land uses

Other

Outdoor sport facility

Neighbouring land uses

Hotels, boarding and guest houses

Restaurants and Cafes

Shops

Other land uses

parking

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

Description

Site adjacent to the River. Currently split into two with one half comprising of 5 A-side playing pitches plus car park and the other is used as a large hire shop/warehouse. The site has good infrastructure links.

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 0.00 CC Shopping Quarter **UDP City Centre** 100.00 0.00 S2S6 Town Centre Proposed Local Centre 0.00 Sch. Ancient Mon. 0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	70 Overlap
Minor Settlement	0.00	
Overlaps Urban Extension		

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	

LCC ownership %		0.00
Nearcot train station		Loodo City
Nearest train station	·m\	Leeds City
Nearest train station distance (m)		885.55
Nearest bus st	•	12034
Nearest bus stop distance (m)		91.99

Agricultural classification		
Grade Percent		
Urban 100		

Aireside - adjacent Park

Site Plan ref: n/a	SHLAA ref: 2025

Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	vider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Public Transport accessibility and	standards for local se	ervices, primary schools and healthcare	but not secondary schools	
				4
Access comments				
Access from Wellington Bridge Street				5
Local network comments				
Congestion on A65, Armley Gyratory and	West St gyratory			
				3
Mitigation measures				Total score
Armley Gyratory and West St gyratory				12
Highways site support				
yes - with mitigation				
Contingent on other sites				
	·			i
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 v co-ordinated with Yorkshire Water's Assithe site. The forthcoming AMP(6) will ru with YW's investment. It is particularly in	et Management Plans un from April 2015 to	s (AMP) to ensure the necessary infrast March 2020. Phasing is one method u	ructure and capacity can be provided sed to ensure sites are brought for	ded to serve orward in line

Environment Agency

Constraints

study.

FZ3 (ii) as shown on LCC SFRA - recommendation that no 'more vulnerable use' be permitted in FZ3a (ii) See comments in main text of our response.

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

Aireside - adjacent Park

Site Plan ref: n/a SHLAA ref: 2025

In existing employment use, therefore not considered available for residential.

LCC	
Ecology support	Supported with mitigation
Supported with mitiga lighting.Otters to cons	tion to protect and enhance the River Aire wildlife corridor. Native tree planting and a suitable buffer with reduced street ider - inlcuding reducing road mortality in times of flood.
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other Heritage England	
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Not allocated for hous	ng
Submission Droft Dlan	Allocation Conclusion

Round House (rear of), Graingers Way, Armley

Site Plan ref: HG2-113 SHLAA ref: 2027

Site Details

Easting	428907	Northing	433191	Site area ha	0.99	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hu	nslet

Site Characteristics

Site type Brownfield

On-site land uses

Car Parks

Neighbouring land uses

Vacant land

Office

Dwellings

Shops

Other land uses - None

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

Description

Site is currently being used as car park (and apparent overflow car park) for adjacent office and resiential development.

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	✓	

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	

LCC ownership	%	0.00
Nearest train station		Leeds City
Nearest train station distance	784.86	
Nearest bus s	789	
Nearest bus stop distance	(m)	136.65

Agricultural classification		
Grade Percent		
Urban	100	

Site Plan ref: HG2-113 SHLAA ref: 2027 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** ✓ Overlaps Minerals Safeguarded Overlaps N37 SLA Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments Meets Public Transport accessibility and standards for local services, primary schools and healthcare but not secondary schools -4 unpleasant walking environment Access comments Access from Wellington Road, left in left out only 5 Local network comments Congestion on A65, Armley Gyratory and West St gyratory, unpleasant walking environment needs footbrodge over canal to link 3 towards city centre Total score Mitigation measures Armley Gyratory and West St gyratory / footbridge over canal 12 Highways site support Yes - with mitigation Contingent on other sites **Highways England** Impact No material impact Network Status no objection n/a **Network Rail** If applicable, General asset protection issues 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

Round House (rear of), Graingers Way, Armley

FZ2 40 % of site to east. See comments in main text of our response

Round House (rear of), Graingers Way, Armley

Site Plan ref: HG2-113 SHLAA ref: 2027

Submission Draft Plan Allocation Conclusion

Site in urban area. Suitable in principle for residential development.

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities Gas	
Electric	
Fire and Rescue	
Telecoms	
Other Heritage England	
Shop (both Grade II). There is a requirement features of special arcl	Listed Buildings to the north of this site (the Round House (Grade II*); the half Round House and the former Railway Repair tin the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings ortheir setting or any hitectural or historic interest which they possess. Consequently, if allocated, any is for this area would need to ensure that those elements which contribute to the significance of this asset are not harmed.
Natural England	
3	
Conclusions	
Submission Draft Plan	Allocation
Housing allocation	riioditori

Meanwood Road, Meanwood LS6

Site Plan ref: n/a SHLAA ref: 2077

Site Details

Easting	429225	Northing	436076	Site area ha	1.21	SP7	Main Urban Area Infill
HMCA	HMCA Inner Area		Ward	Chapel Allei	rton		

Site Characteristics

Site type Greenfield

On-site land uses

Allotment and city farm

Unmanaged Forest

Neighbouring land uses

Unmanaged Forest

Outdoor sport facility

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site is a heavy wooded area of mature trees on a slope next to a main road.

Spatial relationships

UDP Designations

N32 Greenbelt 0.00 % overlap N34 PAS 0.00 RL1 Rural Land 0.00 N1 Greenspace 0.01 N1A Allotments 99.99 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 0.00 S2S6 Town Centre 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	✓	

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	

LCC ownership	%	100.00
Nearest train station		Burley Park
Nearest train station distance		1600.56
Nearest bus s	top	3980
Nearest bus stop distance	(m)	60.22

Agricultural classifi	cation
Grade	Percent
Urban	100

Meanwood Road, Meanwood LS6

Site Plan ref: n/a SHLAA ref: 2077

Site Hairrett II/ a Shea	A 101. 2077			
Outside and CCCI		Overland Digital Digital of Men		
Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI Overlaps LNA		Overlaps SFRA Flood Zone Overlaps EA Flood Zone	✓	
Overlaps LNA Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area	✓	Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<u>✓</u>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Cronape dudi. Employment Sand.		oronopo mino die caregadi cea recom		
Greenbelt assessment not required				
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Good Accessibility except average primary	y			
	,			4
Access comments				
Good frontage onto Meanwood Road but	development land st	eep and there may be gradient issues	to implement adopted highway	5
				3
Local network comments				
possible cumulative impacts into town				
				4
Mitigation measures				Total score
Development land needs flattening/engine	eering works, possib	le cumulative fund		40
				13
Highways site support				
Yes with mitigation				
<u> </u>				
Contingent on other sites				
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 w	orks which serve the	hulk of Leeds Development that will	connect to the nublic sewer system	m needs to be
co-ordinated with Yorkshire Water's Asse the site. The forthcoming AMP(6) will ru with YW's investment. It is particularly in take into account available sewerage and improvements it may be possible for the study.	t Management Plans n from April 2015 to nportant that sites w WwTW capacity. If	(AMP) to ensure the necessary infrasi March 2020. Phasing is one method u hich represent a 10% or greater increa a developer wants to bring a site forw	tructure and capacity can be provioused to ensure sites are brought fo ase in population served by the wo ard before YW have completed an	ded to serve brward in line orks should by planned
Environment Agency				
Constraints Small amount of site in E7.2. Main siver.	Wortloy Deals - Lord 1	NIM corner Con comments to the transfer	ut of our rook.	
Small amount of site in FZ 3. Main river	vvoi ney beck abuts f	vvv corner. See comments in main te	oxtorour repry	

Meanwood Road, Meanwood LS6

Submission Draft Plan Allocation Conclusion

Site Plan ref: n/a SHLAA ref: 2077

LCC	
Ecology support	Not supported
Not supported (RED). buffer to the adjacent	Woodhouse Ridge LNA covers all this site, based on the ability of the site to naturally regenerate to woodland and provide a mature woodland of Woodhouse Ridge. Currently used as allotments so has limited wildli
Education comments	
Flood Risk	
Utilities Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Not allocated for hous	ing

Site is designated as green space on the Site Allocations Plan and part is a Local Nature Area. The allotments are overgrown, mature trees around boundary. Heavily Wooded area. Not suitable.

Matthew Murray High School (former), Holbeck LS11

Site Plan ref: n/a SHLAA ref: 2079

Site Details

Easting	428635	Northing	431848	Site area ha	6.44	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and	d Holbeck

Site Characteristics

Site type 60:40 green/brown

On-site land uses

Outdoor sport facility

Vacant land

Neighbouring land uses

Outdoor sport facility

Allotment and city farm

Shops

Education

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries		Road front	Yes

Description

Site is a mixture of N6 and brownfield land. The Ingram distributor lies to the west. Rseidential anda school are also nearby. To the west of the site on the other side of the Ingram distributor is a large industrial estate. To the South west is Elland Road. The site is an old school site.

Spatial relationships

UDP Designations

obi besignations		
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	52.21	
N8 Urban Green Corridor	97.19	
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	✓	

Regeneration Areas

% overlap	99.39	Inner South RA
	0.00	LB Corridor RA
	0.00	EASEL RA
	0.00	Aire Valley RA
	0.00	West Leeds Gateway

LCC ownership	% (99.43
Nearest train station		Leeds City
Nearest train station distance	(m)	1709.23
Nearest bus s	top	1112
Nearest bus stop distance	(m)	315.46

Agricultural classification			
Grade Percent			
Urban	100		

Matthew Murray High School (former), Holbeck LS11 Site Plan ref: n/a SHLAA ref: 2079 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 4buses per hour, 100% primary, 100% health, 50% secondary 4 Access comments access achievable 5 Local network comments Potential cumulative impact with adjacent sites 4 Total score Mitigation measures 13 Highways site support yes 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 **Environment Agency**

LCC Ecology support Supported Supported

Constraints

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

Matthew Murray High School (former), Holbeck LS11

Site Plan ref: n/a SHLAA ref: 2079 **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other Heritage England Natural England Conclusions Submission Draft Plan Allocation Not allocated for housing Submission Draft Plan Allocation Conclusion

The site has been assessed as suitable in principle for residential development, however the Council is considering a range of options for

future development and the site is not considered available for housing at the current time.

Raincliffe Road, Richmond Hill

Site Plan ref: n/a SHLAA ref: 2140

Site Details

Easting	432211	Northing	433541	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Ward Burmantofts and Richmond Hill	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Vacant building

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Cleared school site. Brownfield/Greenfield. Surrounded by residential with green amenity area nearby. Major distributor road adjacent.

Spatial relationships

UDP Designations

		J
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	V	

% overlap

Regeneration Areas

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

LCC ownership	%	0.26
Nearest train station		Leeds City
Nearest train station distance	(m)	2543.07
Nearest bus s	top	8797
Nearest bus stop distance	(m)	43.59

Agricultural classification			
Grade Percent			
Urban 100			

Raincliffe Road, Richmond Hill

Site Plan ref: n/a SHLAA ref: 2140

Overlaps SSSI	Overlans	Public Right of Way	٦	
Overlaps SEGI		ps SFRA Flood Zone		
Overlaps LNA		erlaps EA Flood Zone		
Overlaps LNR		os HSE Major Hazard		
Overlaps Conservation Area		ps HSE Gas Pipeline		
Overlaps Listed Building	Overlaps	Pot. Contamination		
Overlaps N37 SLA		linerals Safeguarded		
Overlaps Strat. Employment buffer	Overlaps Minerals	s Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	er comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Public Transport accessibility and st	dards for local services, schools an	nd healthcare		5
Access comments				
access should be achievable from Vinery 1	race			5
				3
Local network comments				
spare capacity				5
				3
Mitigation measures				Total score
none				15
				15
Highways site support				
yes				
Contingent on other sites				
no				
L		_		
Highways England				
Impact No material impact	etwork Status No objection			
n/a				
National Dail				
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large wo co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will rur with YW's investment. It is particularly im take into account available sewerage and improvements it may be possible for the c study.	lanagement Plans (AMP) to ensure rom April 2015 to March 2020. Pha ortant that sites which represent a wTW capacity. If a developer want	e the necessary infrastructure asing is one method used 10% or greater increase ts to bring a site forward.	cture and capacity can be provid to ensure sites are brought fo in population served by the wo d before YW have completed an	ded to serve rward in line orks should y planned
Environment Agency				
Constraints				
FZ1 under 1 ha. See comments in main to	t of our response.			

Raincliffe Road, Richmond Hill

Site Plan ref: n/a SHLAA ref: 2140

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	1
The ana Ressae	
Telecoms	
Other	
Heritage England	
0 0	
Notinal England	1
Natural England	

Planning History	story Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
15/06528/COND	Consent, agreement or approval required by conditions 3, 4, 5, 9, 10, 11, 15 and 16 of Planning Application 15/01231/FU	Α	99		
15/01231/FU	Single storey community centre with associated works	Α	99		

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Not allocated for housing as community use preferred. Application for Communuity use approved.

Wykebeck Avenue, Osmondthorpe

Site Plan ref: HG2-105 SHLAA ref: 2141B

Site Details

Easting	433615	Northing	433644	Site area ha	1.44	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Temple Newsam	

Site Characteristics

Site type 80:20 green/brown

On-site land uses

Outdoor amenity and open space

Vacant land

Neighbouring land uses

Transport tracks and ways

Dwellings

Other land uses - None

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

% overlap

Description

Larger green area (with some amenity value) adjacent to train tracks. To south of the site is some brownfield land that is currently fenced off. An area across the road is an identified housing site that is also brownfield line.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
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	✓	

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	

LCC ownershi	99.93	
Nearest train station	Cross Gates	
Nearest train station distance	2786.71	
Nearest bus s	1764	
Nearest bus stop distance	(m)	244.60

Agricultural classification					
Grade	Percent				
Urban	100				

Wykebeck Avenue, Osmondthorpe

Site Plan ref: HG2-105 SHLAA ref: 2141B

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone	H	
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		verlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
4bph no accessibility map but adj site 100)% employment, heal	th, primary and secondary		_
				5
Access comments				
Access available onto Wykebeck Mount				E
				5
Local network comments				
No known issues with capacity				5
Mitigation measures			ļ	Total score
willigation measures				
				15
Highways site support				
yes				
Contingent on other sites				
Highways England				
Impact	Network Status			
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
LCC				
Ecology support Supported with mi	tigation			
Supported with mitigation (amber) provide	led that a biodiversity	buffer is provided along the western	boundary to protect the trees alor	ng the railway

Supported with mitigation (amber) provided that a biodiversity buffer is provided along the western boundary to protect the trees along the railway and no lighting to avoid disturbance to bats in this area. Biodiversity buffer not to be part of private garden space or be immediately adjacent to it (to avoid garden encroachment).

Wykebeck Avenue, Osmondthorpe Site Plan ref: HG2-105 SHLAA ref: 2141B Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other Heritage England

Conclusions Submission Draft Plan Allocation Housing allocation Submission Draft Plan Allocation Conclusion Site is in predominantly residential area. Adjacent area is identified site. Suitable for residential.

Natural England

Kendall Drive, Halton Moor

Site Plan ref: HG2-106 SHLAA ref: 2142

Site Details

Easting	434123	Northing	433208	Site area ha	0.51	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Temple Nev	wsam

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Site is open greenspace straddling a road with the majority of the site being on the North Side of the Road. The site is almost enitrely surrounded by residential.

Spatial relationships

UDP Designations

_		
% overlap	0.00	N32 Greenbelt
	0.00	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.

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

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	

LCC ownership	100.00	
Nearest train station	(Cross Gates
Nearest train station distance ((m)	2491.01
Nearest bus s	top	3361
Nearest bus stop distance (104.37	

Agricultural classification				
Grade	Percent			
Urban	100			

Kendall Drive, Halton Moor

Site Plan ref: HG2-106 SHLAA ref: 2142

=							
Overlaps SSSI		Overlaps Public Right of Way					
Overlaps SEGI		Overlaps SFRA Flood Zone					
Overlaps LNA		Overlaps EA Flood Zone					
Overlaps LNR		Overlaps HSE Major Hazard					
Overlaps Conservation Area		Overlaps HSE Gas Pipeline					
Overlaps Listed Building Overlaps N37 SLA		Overlaps Pot. Contamination Overlaps Minerals Safeguarded					
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m					
erenaps en an Employment same		o romapo mimorato careguaraca recim					
Greenbelt assessment not required							
Summary of infrastructure provi	der comments						
LCC Highways Comments	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
Public transport accessibility comments				Rank (1-5)			
4buses per hour, 100% primary, 100% he	alth 100% second:	arv					
4503CS per riour, 10076 primary, 10076 fic	aitii, 10070 Secondo	шу		5			
Access comments							
access achievable				5			
				5			
Local network comments							
local congestion. Potential cumulative impact with adjacent sites							
Mitigation measures				Total score			
none indentified							
				13			
Highways site support							
yes							
Contingent on other sites				i			
no				1			
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 under 1 ha. See comments in main text of our response.							

Kendall Drive, Halton Moor

Site Plan ref: HG2-106 SHLAA ref: 2142

1.00	
LCC	Cupperted
Ecology support	Supported
Supported	
Education community	1
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	1
Licetiic	
Fire and Rescue	
Telecoms	
Telecoms	
Other	
Heritage England	
3 3	
Natural England	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Vacant brownfield site, grassed over. Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.

Neville Road, Halton Moor

Site Plan ref: HG2-107 SHLAA ref: 2143

Site	Detail	s

Easting	434377	Northing	433219	Site area ha	2.75	SP7	Main Urban Area Infill
HMCA	HMCA Inner Area		Ward	Temple Nev	wsam		

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Area of flat Green land in between housing. Surrounded by residntial.

Spatial relationships

UDP Designations

		J
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	0.00 % overlap
Major Settlement 0	0.00
Minor Settlement 0	0.00
verlaps Urban Extension	
_	

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	

LCC ownership	99.46	
Nearest train station	(Cross Gates
Nearest train station distance	2268.06	
Nearest bus s	4629	
Nearest bus stop distance	115.92	

Agricultural classification				
Grade Percent				
Urban	100			

Neville Road, Halton Moor

Site Plan ref: HG2-107 SHLAA ref: 2143

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Overlaps Strat. Employment burier		Overlaps Willierals Saregual ded Toolii		
Greenbelt assessment not required				
Summary of infrastructure provi	ider comment	S		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
4buses per hour, 100% primary, 100% he	ealth, 100% secon	dary		5
Access comments				
access achievable				5
Local network comments				1
local congestion. Potential cumulative imp	act with adjacent	sites		3
Mitigation measures				Total score
none indentified				
				13
Highways site support				
yes				
Contingent on other sites				
no				
				I
Highways England				
Impact No material impact	Network Status	No objection		
Potential for cumulative impact in combin	ation with other si	tes. If site still included at next sift asse	ess as part of East Leeds cluster.	
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large we	 orks which serve t	he bulk of Leeds. Development that will	connect to the public sewer system	m needs to be
co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will rur with YW's investment. It is particularly im take into account available sewerage and improvements it may be possible for the astudy.	t Management Plain from April 2015 apportant that sites WwTW capacity.	ns (AMP) to ensure the necessary infrast to March 2020. Phasing is one method u which represent a 10% or greater increa If a developer wants to bring a site forw	ructure and capacity can be provi- sed to ensure sites are brought fo ase in population served by the wo ard before YW have completed ar	ded to serve brward in line brks should ny planned
Environment Agency				
Constraints				
FZ1 over 1 ha. See comments in main tea	xt of our response			

Neville Road, Halton Moor

Site Plan ref: HG2-107 SHLAA ref: 2143

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
1 1000 TUSK	
Utilities	
Gas	
Electric	
Fire and Rescue	
Talasama	
Telecoms	
Other	
Heritage England	
3	
Natural England	
Conclusions	
Submission Draft Plan	n Allocation
Housing allocation	
Submission Draft Plan	Allocation Conclusion
	ole for residential development.

Primrose High School (former), Lincoln Green

Site Plan ref: HG5-5 SHLAA ref: 2145

Site Details

Easting	431327	Northing	434337	Site area ha	5.73	SP7	Main Urban Area Infill
HMCA	HMCA Inner Area		Ward	Burmantoft	s and Richmond Hill/Gipton and Harehills		

Site Characteristics

Site type Brownfield

On-site land uses

Derelict

Vacant land

Neighbouring land uses

Dwellings

Outdoor sport facility

Outdoor amenity and open space

Medical and Health care services

Manufacturing and Wholesale

Other land uses - None

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

Description

Site is clared and is mix of overgrown greenery and foundations of the school. A great deal of residential to the south, commerical uses to the west, sports uses to the east and a Hospital to the north.

Spatial relationships

UDP Designations

ODI			
	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	22.24	
N8	Urban Green Corridor	0.00	
	CC Shopping Quarter	0.00	
	UDP City Centre	0.00	
	S2S6 Town Centre	0.00	
P	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	✓	

% overlap

Regeneration Areas

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

LCC ownership	97.26	
Nearest train station		Leeds City
Nearest train station distance	1996.55	
Nearest bus s	12221	
Nearest bus stop distance	(m)	185.11

Agricultural classification				
Grade Percent				
Urban	100			

Primrose High School (former), Lincoln Green Site Plan ref: HG5-5 SHLAA ref: 2145 Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 4bph, 100% primary, 100% health, 100% secondary 5 Access comments Various access points available, must create limk through site to A639 5 Local network comments Beckett Street congested, consider impact on hospital 3 Total score Mitigation measures 13 Highways site support yes Contingent on other sites **Highways England** Impact Network Status **Network Rail Yorkshire Water** Treatment Works

Constraints LCC Ecology support

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

Conclusions

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Primrose High School (former), Lincoln Green

The site is required for school use, but to meet 'basic need' ie in the more immediate term, not as a result of new housing allocations in the SAP. The site will accommodate the relocation of Shakespeare Primary School.

Barncroft Close, Seacroft

Site Plan ref: HG2-90 SHLAA ref: 2146

Site	Deta	ils

Easting	434688	Northing	437032	Site area ha	0.67	SP7	Main Urban Area Infill
HMCA Inner Area		Ward	Killingbeck	and Seacroft			

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

Topograp	ny Flat	Landscape	No Tree Cover
Boundari	es Existing well defined	Road front	Yes

Description

Cleared housing site - flat and grassed over in middle of residential area.

Spatial relationships

UDP Designations

· · · · · · · · ·		J
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	✓	

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	

LCC ownership	100.00	
Nearest train station	(Cross Gates
Nearest train station distance (m)		3038.34
Nearest bus stop		6701
Nearest bus stop distance	(m)	115.91

Agricultural classification		
Grade	Percent	
Urban	100	

Barncroft Close, Seacroft

Site Plan ref: HG2-90 SHLAA ref: 2146

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<u></u>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
4buses per hour, 100% primary, 100% he	alth, 100% seconda	ary		
				5
Access comments				
access achievable				
				5
Local network comments				
Potential cumulative impact with adjacent	sites			4
BAiting tion and go und				Total score
Mitigation measures Pedestrian crossing facilities on Easterly ro	and			
redestrian crossing facilities on Easterly fo	iau			14
Highways site support				1
yes with mitigation				
Contingent on other sites				1
				1
Highways England				
Impact No material impact	Network Status	No objection		
n/a				
Natural Pail				
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large wo	orke which sorve the	hulk of Loads Davidanment that will	connect to the nublic sower system	m needs to be
co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will run with YW's investment. It is particularly im take into account available sewerage and improvements it may be possible for the c study.	Management Plans of from April 2015 to portant that sites w WwTW capacity. If	(AMP) to ensure the necessary infrast March 2020. Phasing is one method u hich represent a 10% or greater increa a developer wants to bring a site forw	ructure and capacity can be provioused to ensure sites are brought fouse in population served by the wo ard before YW have completed an	ded to serve brward in line orks should by planned
Environment Agency				
Constraints				
FZ1 under 1 ha. See comments in main to	ext of our response			

Barncroft Close, Seacroft

Site Plan ref: HG2-90 SHLAA ref: 2146

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
	1
Utilities Gas	
Gas	
	1
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Vacant brownfield site, grassed over. Suitable in principle for residential development. Formerly identified for housing on the withdrawn East and South East Leeds (EASEL) Area Action Plan.

Askets and Boggarts (B), Seacroft

Site Plan ref: HG2-91 SHLAA ref: 2147B

Site Details

Easting	434310	Northing	436623	Site area ha	5.44	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck	and Seacroft

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Site is green area in middle of large resiedential area. Surrounded on all sides by resiential uses.

% overlap

Spatial relationships

UDP Designations

0.00 0.00 0.00
0.00
0.00
32.49
0.00
0.00
47.71
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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	

LCC ownership	99.83	
Nearest train station	(Cross Gates
Nearest train station distance	(m)	2938.37
Nearest bus s	top	4003
Nearest bus stop distance	(m)	116.09

Agricultural classification		
Grade	Percent	
Urban	100	

Askets and Boggarts (B), Seacroft Site Plan ref: HG2-91 SHLAA ref: 2147B

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

Overlaps SSSI Overlaps Public Right of Way	
Overlaps SEGI Overlaps SFRA Flood Zone	
Overlaps LNA Overlaps EA Flood Zone	
Overlaps LNR Overlaps HSE Major Hazard	
Overlaps Conservation Area Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
·	
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	
Various access options available - Boggart Hill Gardens or Kentmere Approach	
	5
Local network comments	
local congestion. Potential cumulative impact with adjacent sites	2
	3
Mitigation measures	Total score
may require amendments to existing traffic management and capacity improvements at signals	
	13
Llightways sits support	
Highways site support Yes with mitigation	
Too With Hillinguiton	
Contingent on other sites	
no	
Highways England	
Impact Network Status	
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 r co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forware with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any providements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded for study.	to serve ard in line s should lanned
Environment Agency	
Constraints	

Askets and Boggarts (B), Seacroft

Site Plan ref: HG2-91 SHLAA ref: 2147B

Site considered suitable for allocation for housing with requirement to retain greenspace.

1.00	
LCC	
Ecology support	Supported with mitigation
grassland and scrub t	ation (Amber). No site-specific designations but the main block with the site of the former school, has areas of species-rich hat should be excluded.
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Other Heritage England	
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Housing allocation	
Submission Draft Dlan	Allocation Canclusian

Askets and Boggarts (D), Seacroft

Site Plan ref: HG2-92 SHLAA ref: 2147D

Site Details

Ī	Faatina.	424/42	N a wat la liva av	407.410	Cita ana a ba	4.20	CD7	Main Heban Area Infill
	Easting	434643	Northing	436413	Site area ha	4.39	SP7	Main Urban Area Infill
	HMCA	Inner Area				Ward	d Killingbeck and Seacroft	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

Topogra	ny Sloping	Landscape	Limited Tree Cover
Bounda	es Existing well defined	Road front	Yes

Description

A large green area in surrounded predominantly by residential. The site is sloping. Currently a path bisects the site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	43.99	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	22.66	
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	✓	

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	

LCC ownership	100.00	
Nearest train station	(Cross Gates
Nearest train station distance	2561.36	
Nearest bus s	11178	
Nearest bus stop distance	(m)	53.96

Agricultural classification					
Grade Percent					
Urban	100				

Askets and Boggarts (D), Seacroft

Site Plan ref: HG2-92 SHLAA ref: 2147D

Overlaps S		Overland	Public Right of Way		
Overlaps SE		•	aps SFRA Flood Zone		
Overlaps St.			erlaps EA Flood Zone		
Overlaps L			os HSE Major Hazard		
Overlaps Conservation A			aps HSE Gas Pipeline		
Overlaps Listed Build			Pot. Contamination	<u>✓</u>	
Overlaps N37 S		· ·	linerals Safeguarded		
Overlaps Strat. Employment buf			s Safeguarded 100m		
			<u> </u>		
Greenbelt assessment not requir	ed				
Summary of infrastructure p	rovider comme	ents			
LCC Highways Comments					
Public transport accessibility commen	ts				Rank (1-5)
4buses per hour, 100% primary, 100%	% health, 100% se	condary			
					5
Access comments					
Access achievable from Kentmere App	oroach				5
					3
Local network comments					
local congestion. Potential cumulative	impact with adjace	ent sites			
g					3
Mitigation magazines					Total score
Mitigation measures	traffic managemen	t and canacity improve	monte at cianale		
may require amendments to existing	trainic managemeni	тапи сарасну ітргом	anents at signais		13
Highways site support					
yes with mitigation					
Contingent on other sites					
no					
Highways England					
Impact	Network Status	S			
No objection subject to satisfactory n assess as part of East Leeds cluster.	nitigation - Potentia	Il for cumulative impa	t in combination with	other sites. If site still included	I at next sift
Network Rail					
Yorkshire Water					
Treatment Works Knostrop					
Knostrop High and Low Level are larg	e works which serv	ve the hulk of Leeds T	Development that will	connect to the nublic sewer syst	em needs to be
co-ordinated with Yorkshire Water's <i>y</i> the site. The forthcoming AMP(6) <i>w</i> i with YW's investment. It is particular take into account available sewerage improvements it may be possible for study.	Asset Management II run from April 20 Iy important that sit and WwTW capacit	Plans (AMP) to ensure 15 to March 2020. Phates which represent a ty. If a developer wan	e the necessary infrast asing is one method u 10% or greater increats ts to bring a site forw	tructure and capacity can be pro- used to ensure sites are brought ase in population served by the vard before YW have completed a	vided to serve forward in line works should any planned
Environment Agency					
Constraints					
FZ1 over 1 ha. See comments in ma	n text of our respon	nse.			

Askets and Boggarts (D), Seacroft

Site Plan ref: HG2-92 SHLAA ref: 2147D

LCC						
Ecology support	Supported					
Education comments						
Flood Risk						
Utilities						
Gas						
Electric	1					
Electric						
Fire and Rescue						
Telecoms						
Other						
Heritage England						
Natural England	1					
riaturai Englaria						
Conclusions						
Submission Draft Plan	Allocation					
Housing allocation						
Submission Draft Plan						
Site suitable for housing in principle with requirement for green space provision to the west.						

Baileys Lane East, Seacroft

Site Plan ref: n/a SHLAA ref: 2148

Site Details

Easting	435445	Northing	436303	Site area ha	1.27	SP7	Main Urban Area Infill
HMCA Inner Area		Ward	Killingbeck	and Seacroft			

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Shops

Other land uses - None

Topograph	y Sloping	Landscape	No Tree Cover
Boundarie	Existing well defined	Road front	Yes

Description

Area of Green land surrounded on sides by residential. A path runs down one side of the green area. A large retail megastore is adjacent to this 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	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	✓	

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	

LCC ownership	98.01	
Nearest train station	(Cross Gates
Nearest train station distance	2037.85	
Nearest bus s	10737	
Nearest bus stop distance	82.43	

Agricultural classification		
Grade Percent		
Urban	100	

Baileys Lane East, Seacroft

Site Plan ref: n/a SHLAA ref: 2148

Overlaps SSSI		Overlaps Public Right		✓	
Overlaps SEGI		Overlaps SFRA Floo			
Overlaps LNA		Overlaps EA Floo			
Overlaps LNR		Overlaps HSE Major			
Overlaps Conservation Area		Overlaps HSE Gas F	-		
Overlaps N27 SLA		Overlaps Minerals Safes			
Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Minerals Safeg Overlaps Minerals Safeguarded			
Overlaps Strat. Employment burier		Overlaps Willierals Safeguarder	u 100111		
Greenbelt assessment not required					
Summary of infrastructure provi	der comment	s			
LCC Highways Comments					
Public transport accessibility comments					Rank (1-5)
4buses per hour, 100% primary, 100% he	ealth, 100% secon	dary			5
Access comments					
access achievable					5
Local network comments					
Potential cumulative impact with adjacent	sites				3
Mitigation measures					Total score
Capacity improvements at nearby roundal	oout				
					13
Highways site support yes with mitigation					
Contingent on other sites					
Highways England					
	Network Status	No objection			
Potential for cumulative impact in combin			t sift asse	ss as part of East Leeds cluster	
•		nes. If site still included at flexi	t Sirt usso.	so as part of East Leeds cluster.	
Network Rail					
Yorkshire Water					
Treatment Works Knostrop					
Knostrop High and Low Level are large we co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will rur with YW's investment. It is particularly im take into account available sewerage and improvements it may be possible for the estudy.	t Management Plan of from April 2015 oportant that sites WwTW capacity.	ns (AMP) to ensure the necessal to March 2020. Phasing is one r which represent a 10% or grea If a developer wants to bring a	ry infrastr nethod us ter increas site forwa	ructure and capacity can be provided to ensure sites are brought for se in population served by the wo ard before YW have completed an	led to serve rward in line rks should y planned
Environment Agency					
Constraints					
FZ1 over 1 ha. See comments in main te	kt of our response				

Baileys Lane East, Seacroft

Site Plan ref: n/a SHLAA ref: 2148

The majority of the site is designated as greenspace in the Site Allocations Plan.

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
	1
Fire and Rescue	
Telecoms	
Telecoms	
	1
Other	
Heritage England	
Notural England	1
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Not allocated for hous	
Two t dilocated for flous	
Submission Draft Plan	Allocation Conclusion

Ramshead Approach, Seacroft

Site Plan ref: n/a SHLAA ref: 2149

Site Details

Easting	435572	Northing	436717	Site area ha	3.29	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Wholesale distribution

Other land uses - None

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

Description

An area of green land split by a path. Residential uses border the site to the south east and the south west. To the north is the southern edge of the Seacroft Indistrial estate.

Spatial relationships

UDP Designations

0.00	% overlap
0.00	
0.00	
91.22	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 91.22 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	87.75	
Nearest train station	(Cross Gates
Nearest train station distance	2379.89	
Nearest bus s	7283	
Nearest bus stop distance	49.30	

Agricultural classification		
Grade Percent		
Urban	100	

Ramshead Approach, Seacroft

Site Plan ref: n/a SHLAA ref: 2149

Overlaps SSSI		Overlaps Public Right of Way	V	
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA Overlaps LNR		Overlaps EA Flood Zone Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	<u></u>	
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
4buses per hour, 100% primary, 100% he	alth, 100% seconda	arv		
, , , , , , , , , , , , , , , , , , ,	,			5
Access comments				
access achievable onto Ramshead Approac	:h			5
				3
Local network comments				
Local congestion issues				
J				3
Mitigation measures				Total score
Capacity improvements at nearby roundab	out			
				13
Highways site support				
yes with mitigation				
3				
Contingent on other sites				
	'			
Highways England		N 11 11		
Impact No material impact In/a	Network Status	No objection		
11/4				
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large wo	rks which serve the	hulk of Leeds Development that will	connect to the public sewer system	n needs to be
co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will run with YW's investment. It is particularly impact take into account available sewerage and improvements it may be possible for the distudy.	Management Plans from April 2015 to portant that sites w WwTW capacity. If	(AMP) to ensure the necessary infrast March 2020. Phasing is one method u hich represent a 10% or greater increa a developer wants to bring a site forw	ructure and capacity can be provioused to ensure sites are brought fouse in population served by the wollard before YW have completed an	ded to serve rward in line orks should by planned
Environment Agency				
Constraints				
FZ1 over 1 ha. See comments in main tex	t of our response.			

Ramshead Approach, Seacroft

Site Plan ref: n/a SHLAA ref: 2149

To be retained as greenspace in the Site Allocations Plan.

LCC	
Ecology support Supported	
Supported	
Education comments	
Flood Risk	
FIOUU RISK	
<u>Utilities</u>	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Natural England	
Conclusions	
COLIGIOSIONS	
Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	

South Parkway and Brooklands, Seacroft

Site Plan ref: HG2-95 SHLAA ref: 2150A

Site Details

Easting	434575	Northing	435735	Site area ha	1.58	SP7	Main Urban Area Infill
3		3					
HMCA	Inner Area				Ward	rd Killingbeck and Seacroft	

Site Characteristics

Site type Brownfield

On-site land uses

Dwellings

Vacant land

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

Topog	raphy	Flat	Landscape	No Tree Cover
Bound	daries	Existing well defined	Road front	Yes

Description

Cleared brownfield land surrounded by residential and other cleared areas. Land appears to have no current amenity value.

% overlap

Spatial relationships

UDP Designations

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	100.00	%
	100.00	70
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

overlap

% overlap

Regeneration Areas

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

LCC ownership	98.68	
Nearest train station	(Cross Gates
Nearest train station distance	2140.45	
Nearest bus s	9395	
Nearest bus stop distance	238.22	

Agricultural classification		
Grade Percent		
Urban	100	

South Parkway and Brooklands, Seacroft Site Plan ref: HG2-95 SHLAA ref: 2150A Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 4bph and good access to services 5 Access comments various options for acceptabel access 5 Local network comments No known issues with capacity 4 Total score Mitigation measures 14 Highways site support yes Contingent on other sites **Highways England** Impact Network Status **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
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Constraints

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

South Parkway and Brooklands, Seacroft

Site Plan ref: HG2-95 SHLAA ref: 2150A

LCC	
Ecology support	Supported
33 11	· · ·
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
21000110	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
COLICIUSIOLIS	
Submission Draft Plan	n Allocation
Housing allocation	
Submission Draft Plan	n Allocation Conclusion
	n the main urban area. Suitable in principle for residential development.

South Parkway and Brooklands, Seacroft

Site Plan ref: HG2-96 SHLAA ref: 2150C

Site Details

Easting	434556	Northing	435490	Site area ha	1.54	SP7	Main Urban Area Infill
HMCA	Inner Area					Killingbeck	and Seacroft

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Dwellings

Neighbouring land uses

Dwellings

Vacant land

Other land uses - None

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

Description

Cleared brownfield land surrounded by residential and other cleared areas. Land appears to have no current amenity value.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	2.66	
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	✓	

Regeneration Areas

00 % ov	0	Inner South RA					
00	0	LB Corridor R					
00	100	EASEL R					
00	0	Aire Valley R					
00	0	t Leeds Gatewa					

LCC ownership	99.89	
Nearest train station	(Cross Gates
Nearest train station distance	2018.92	
Nearest bus s	9840	
Nearest bus stop distance	(m)	116.85

Agricultural classification				
Grade	Percent			
Urban	100			

South Parkway and Brooklands, Seacroft Site Plan ref: HG2-96 SHLAA ref: 2150C Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 4bph and good access to services 5 Access comments various options for acceptabel access 5 Local network comments No known issues with capacity 4 Total score Mitigation measures 14 Highways site support yes Contingent on other sites **Highways England** Impact Network Status **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	Ager	псу
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Constraints

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

South Parkway and Brooklands, Seacroft

Site Plan ref: HG2-96 SHLAA ref: 2150C

LCC	
Ecology support	Supported
95 11	
Education comments	
Flood Risk	
1 lood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms]
Telecoms	
Other	
Heritage England	
0 0	
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Housing allocation	T MOOGRANT
	Allocation Conclusion
Brownfield site within	the main urban area. Suitable in principle for residential development.

Former Leeds Industrial Co Op Society Ltd Dairy Depot

Site Plan ref: n/a SHLAA ref: 3009

Site Details

Easting	427971	Northing	431853	Site area ha	1.24	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and Holbeck	

Site Characteristics

Site type Brownfield

On-site land uses

Wholesale distribution

Neighbouring land uses

Indoor sport facility

Other

Other land uses

MOT garage/car dealership

T	opography	Flat	Landscape	No Tree Cover
В	oundaries	Existing well defined	Road front	Yes

Description

Site is private waste gound with no amenity value. Overgrown brownfield 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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership %		0.29
Nearest train station	Cottingley	
Nearest train station distance (m)		1876.48
Nearest bus stop		9863
Nearest bus stop distance (m)		55.55

Agricultural classification		
Grade Percent		
Urban	100	

Former Leeds Industrial Co Op Society Ltd Dairy Depot

Site Plan ref: n/a SHLAA ref: 3009 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility 5 Access comments Access achievable 5 Local network comments spare capacity but some cumulative issues 4 Total score Mitigation measures 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 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.

Former Leeds Industrial Co Op Society Ltd Dairy Depot

Site Plan ref: n/a SHLAA ref: 3009

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	1
The and Resear	
Telecoms	
Other	
Heritage England	
Tierrage England	
	1
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site

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	Α	99			

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Not within residential area. Site better suited for employment use.

Benyon House

Site Plan ref: MX2-13 SHLAA 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

% overlap

Description

Cleared site except for tower to front of site with mobile communication equilipment 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
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	✓	

% overlap

Regeneration Areas

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

LCC ownership %	3.51

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

Agricultural classification		
Grade Percent		
Urban	100	

Benyon House

Site Plan ref: MX2-13 SHLAA ref: 3015

Site Plan ref: MX2-13 SHLA	AA ret: 3015			
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded		
Greenbelt assessment not required				
Summary of infrastructure prov	vider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
4buses per hour, 100% primary, 100% h	health, 0% secondary		_	4
Access comments				
access achievable			_	5
Local network comments				
Potential cumulative impact with adjacer	nt sites			4
D. C. L. C.				Total score
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 v co-ordinated with Yorkshire Water's Assithe site. The forthcoming AMP(6) will ru with YW's investment. It is particularly it take into account available sewerage an improvements it may be possible for the study.	et Management Plans un from April 2015 to mportant that sites wh d WwTW capacity. If a	(AMP) to ensure the necessary infrast March 2020. Phasing is one method unich represent a 10% or greater increa a developer wants to bring a site forw	tructure and capacity can be providual used to ensure sites are brought for ase in population served by the woward before YW have completed an	led to serve rward in line rks should y planned
Environment Agency				
Constraints				
FZ1 over 1 ha. See comments in main t	ext of our response.			

Benyon House

Site Plan ref: MX2-13 SHLAA 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	Α	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.

Robin Hood West

Site Plan ref: HG5-7 SHLAA ref: 3081A

Site Details

Easting	432369	Northing	427859	Site area ha	14.21	SP7	Smaller Settlement Extension
HMCA	Inner Area				Ward	d Ardsley and Robin Hood	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor sport facility

Other land uses - None

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

% overlap

Description

Green Belt site. The site is well connected to the urban area. It is a flat site with a long road frontage providing easy access for residential development. It is agricultural land.

Spatial relationships

UDP Designations

N32 Greenbelt	99.94
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	0.01
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	0.06	
Overlaps Urban Extension		
	•	

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station	W	loodlesford
Nearest train station distance	4614.96	
Nearest bus s	10715	
Nearest bus stop distance	235.60	

Agricultural classification	
Grade	Percent
Grade 2	20.54
Grade 3	79.46

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments	R	ank (1-
4buses per hour, 40% primary, 0% health, 40% secondary		4
Access comments		
access achievable onto wakefield road		5
		3

There is little risk development would set a precedent for unrestricted sprawl. However, local preference for alternative sites.

Site Plan ref: HG5-7 SHLAA ref: 3081A

Local network comme	nts							
Potential cumulative in	mpact with adjacent sites	i						4
								4
								otal score
Mitigation measures								otal score
								13
Highways site support								
yes								
Contingent on other s	tes							
no								
	1							
Highways England								
Impact	1.1	ork Status						
Likely to require signi	ficant physical mitigation							
Network Rail								
	1							
Yorkshire Water								
Treatment Works	Lemonroyd ity at Lemonroyd for sor							
site. The forthcoming YW's investment. It is into account available	ire Water's Asset Manag AMP(6) will run from A particularly important the sewerage and WwTW comes be possible for the deve	oril 2015 to March 2020 lat sites which represer apacity. If a developer v). Phasing is on nt a 10% or gre wants to bring	ne method use eater increase a site forward	d to ensure si in population before YW ha	tes are brough served by the ave completed	nt forward in works shoul any planned	i line with ld take d
Environment Agen	су							
Constraints								
FZ1 over 1 ha. See co	omments in main text of	our response.						
	1							
LCC	Commented							
Ecology support	Supported							
Supported								
Education comments								
3081A+3445A+3085 primary school require	+129B+129AB+1365A+1 ed.	261+3088+3085 = 10	25 houses gene	erates 256 pri	mary and 102	.5 secondary c	hildren. Nev	v 1FE
Flood Risk								
Flood Zone 1								
	elopment has potential to veloper contributions for					field' sites. LC	C therefore	reserves
Utilities								
Gas	-							
	1							
Floatric	1							
Electric								
	7							
Fire and Rescue								

Site Plan ref: HG5-7 SHLAA ref: 3081A

Telecoms		
Other Heritage England		
Heritage England		
Natural England		

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site. On balance, site is not required to meet the housing numbers due to local preference for alternative sites. Site is identified for school use.

Site Plan ref: n/a SHLAA ref: 3081B

Site Details

Easting	432133	Northing	427853	Site area ha	8	SP7	Smaller Settlement Extension
HMCA Inner Area		Ward	Ardsley and	Robin Hood			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Site is flat and level and predominantly used for agriculture.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	99.94
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	0.06
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	0.06	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	0.00	
Nearest train station W		/oodlesford
Nearest train station distance (m)		4844.88
Nearest bus s	9329	
Nearest bus stop distance (m)		356.94

Agricultural classification		
Grade	Percent	
Grade 2	1.18	
Grade 3	98.82	

Site Plan ref: n/a SHLAA ref: 3081B	
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded
Greenbelt Assessment	
Check the unrestricted sprawl of large built up a	eas
Would development lead to/constitute ribbon development	
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 urbar and the undeveloped land?	
Unrestricted Sprawl Conclusion High potential to lead to	inrestricted sprawl
2. Prevent neighbouring towns from merging Would development lead to physical connection of settlem Do features provide boundaries to contain the development Coalescence Conclusion No merging but there is no defer	? Yes
	<u> </u>
3. Assist in safeguarding the countryside from encr	pachment
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 are	as? No
Areas of protected/unprotected woodland/trees/hedgerow	? No
Site includes Grade 1, Grade 2 or Grade 3a agricultural lan	l? Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion Site does not perform an impor	ant role in safeguarding from encroachment
4. Preserve the setting and special character of his	oric towns
Site within/adjacent to conservation area/listed building/hi	
Can development preserve this character?	NO NO
Character Conclusion No effect on the setting and special	character of historic features
Overall Conclusion from assessment against all 4 p characteristics of openness and permanence	urposes of green belt and essential
green belt which defines the western edge of Robin Hood	ne settlement of Robin Hood. The site rests within a strategically important strip of and performs an important buffer function protecting the village from the nearby main essure for further encroachment and sprawl to the western edge of Robin Hood from

Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
western part of 3081 not as good as eastern side	3

Site Plan ref: n/a SHLAA ref: 3081B

Access comments		
access achievable ont	ra wakafiald road	
access achievable on	o wakeneid road	5
Local network comme		
Potential cumulative i	mpact with adjacent sites	4
		4
Mitigation measures		Total score
		12
Highways site suppor	t	
yes		
Contingent on other s	sites	
contingent on other s		
Highways England		
Impact	Network Status	
Likely to require signi	ficant physical mitigation - Potential for cumulative impact in combination with other sites. If site still included a	it next sift
assess as part of Rotl		
Network Rail		
Yorkshire Water		
Treatment Works	Lemonroyd	
ordinated with Yorksh site. The forthcoming YW's investment. It is into account available	city at Lemonroyd for some new development. Development that will connect to the public sewer system needs to hire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided gramped AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward is particularly important that sites which represent a 10% or greater increase in population served by the works see sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any plant be possible for the developer to provide contributions. The amount would be determined by a developer funded	to serve the ord in line with the hould take nned
Environment Agen	су	
Constraints		
FZ1 over 1 ha. See c	omments in main text of our response.	
LCC		
Ecology support	Supported	
Supported		
Education comments		
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Rescue		

Robin Hood West Site Plan ref: n/a

Telecoms

Other
Heritage England

Natural England

SHLAA ref: 3081B

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site doesn't relate well to the existing linear form of the settlement of Robin Hood. The site rests within a strategically important strip of Green Belt which defines the western edge of Robin Hood and performs an important buffer function protecting the village from the nearby main urban area of Leeds. Development here would lead to pressure for further encroachment and sprawl to the western edge of Robin Hood from sites to the south.

Cambrian Street, Beeston

Site Plan ref: HG2-114 SHLAA ref: 3143

Site	Detail	s

Easting	429356	Northing	431812	Site area ha	0.64	SP7	Main Urban Area Infill
Lasting	427330	Northing	431012	Site di ca ria	0.04	51 7	INGIT OTBATT/II CA TITITI
HMCA Inner Area		Ward	Beeston and	d Holbeck			

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

A large green area between in a residential area and to the south of the east-west M621. Overlaps with and N1 area to the north. The are is green and slightly undulating.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	9.39	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.27	
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	✓	

Regeneration Areas

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

LCC ownership	100.00	
Nearest train station		Leeds City
Nearest train station distance	1419.28	
Nearest bus s	3591	
Nearest bus stop distance	(m)	221.12

Agricultural classification					
Grade Percent					
Urban	100				

Cambrian Street, Beeston

Site Plan ref: HG2-114 SHLAA ref: 3143

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Good accessibility				
-				5
Access comments				
Access from Normanton Place				5
Local network comments				1 [
spare capacity but some cumulative issues	;			4
Mitigation measures				Total score
iviligation measures				14
				1 -
Highways site support Yes]
Contingent on other sites]
Highways England		II.		
Impact No material impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large we co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will rur with YW's investment. It is particularly im take into account available sewerage and improvements it may be possible for the estudy.	t Management Plans In from April 2015 to aportant that sites wh WwTW capacity. If	(AMP) to ensure the necessary infrast March 2020. Phasing is one method u hich represent a 10% or greater increa a developer wants to bring a site forw	ructure and capacity can be provi sed to ensure sites are brought fo ase in population served by the wo ard before YW have completed ar	ded to serve orward in line orks should ny planned
Environment Agency				
Constraints				
F71 under 1 ha See comments in main to	ext of our response			

Cambrian Street, Beeston

Site Plan ref: HG2-114 SHLAA ref: 3143

LCC						
Ecology support	Supported					
Supported						
Education comments						
EL LECT]					
Flood Risk						
Utilities						
Gas						
Electric						
	1					
Fire and Rescue						
Telecoms						
Other						
Heritage England						
3 3						
Natural England						
0 1 :						
Conclusions						
Submission Draft Plan	Allocation					
Housing allocation						
Submission Draft Plan						
Site is a wedge between a motorway and large residential area. Suitable for housing in principle.						

Site Plan ref: n/a SHLAA ref: 3148

Site Details

E	asting	430352	Northing	434767	Site area ha	1.2	SP7	Main Urban Area Infill
H	HMCA Inner Area		Ward	Hyde Park a	and Woodhouse			

Site Characteristics

Site type Brownfield

On-site land uses

Shops

Restaurants and Cafes

General

Office

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Education

Other land uses - None

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

Description

Site is three areas. Two are used for retail and community/office uses. The central area is a small park and playground. The site is borders educational to the east and residential to the north, south and west.

Spatial relationships

UDP Designations

our besignations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	32.62	
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	✓	

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	

LCC ownership	99.98	
Nearest train station	Leeds City	
Nearest train station distance	1708.72	
Nearest bus s	6855	
Nearest bus stop distance	(m)	111.18

Agricultural classification					
Grade Percent					
Urban	100				

Site Plan ref: n/a	SHLAA ref: 31	148		
Overlaps Conser Overlaps List	ted Building ps N37 SLA	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Greenbelt assessment no	t required			
Summary of infrastruc	cture provider com	nments		
LCC Highways Comments	;			
Public transport accessibility	comments			Rank (1-5)
Meets CS Guidance	,			5
Access comments				
Varios options available				5
Local network comments				
spare capacity	,		-	5
Mitigation measures				Total score
				15
Highways site support Yes				
Contingent on other sites				
Highways England				
Impact	Network S	itatus		
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
LCC				
Ecology support				

Site Plan ref: n/a SHLAA ref: 3148

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	
10/02950/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	99	
10/05213/RM	Reserved matters application for 7 retail units, 1 housing office, 1 community centre and residential development	Α	99	
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	99	
15/04484/COND	Consent, agreement or approval required by conditions 16, 17 and 23 of Planning Application 14/01572/FU	SPL	51	
14/05134/COND	Consent, agreement or approval required by conditions 3, 4, 5, 7, 14, 18, 19 and 22 of Planning Application 14/01572/FU	Α	51	
14/01572/FU	2 storey building to form enlarged school and single storey community centre and housing office.	Α	51	
15/04049/COND	Consent, agreement or approval required by conditions 6, 9, 13 of Planning Application 14/01572/FU	Α	51	
10/02789/LA	Variation of condition no. 8 of application no. 08/02852/LA (Provision of highways and transport improvements)	A	99	

Conclusions

Submission Draft Plan Allocation	Submission	Draft	Plan	Allocation
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Not allocated for housing

Site Plan ref: n/a SHLAA ref: 3148

Submission Draft Plan Allocation Conclusion

Recent permission for office and school. Unlikely to be available for other uses.

Leicester Place, LS7

Site Plan ref: n/a SHLAA ref: 3150

Site Details

Easting	430089	Northing	434792	Site area ha	0.61	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park a	and Woodhouse

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

The site is used as open space and provides a buffer between the housing estate and highway. It is Green flat land surrounding the residentuial units.

Spatial relationships

UDP Designations

· 3 · · · ·		J
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	✓	

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	

LCC ownership	99.99	
Nearest train station		Leeds City
Nearest train station distance	1649.16	
Nearest bus s	8509	
Nearest bus stop distance	(m)	65.41

Agricultural classification		
Grade Percent		
Urban	100	

Leicester Place, LS7

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

Site Plan ref: n/a	SHLAA ref: 3	3150			
Ov	verlaps SSSI verlaps SEGI verlaps LNA		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone		
	verlaps LNA		Overlaps HSE Major Hazard		
Overlaps Conser			Overlaps HSE Gas Pipeline		
Overlaps Conser			Overlaps Pot. Contamination		
	aps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employ			Overlaps Minerals Safeguarded 100m		
оченарз эпат. Етгрюў	ment burier		Overlaps Willieras Sareguarded 10011		
Greenbelt assessment no	ot required				
Summary of infrastruc		omment	S		
LCC Highways Comments Public transport accessibility	comments				Rank (1-5)
Meets Core Strategy standard	ds close to Blenheim 1	Terrace ar	nd city centre		5
Access comments Access from Hawkins Drive n	may require improvem	ments to ju	unction		
					4
Local network comments					_
Possible cummulative impact	t but ok for 31 units				5
					Total coors
Mitigation measures					Total score
none					14
Highways site support yes					
Contingent on other sites					
no	,				
Highways England					
Impact No material impact	Network	k Status	No objection		
Network Rail					
Yorkshire Water					
Treatment Works Knost	•				
co-ordinated with Yorkshire the site. The forthcoming Al with YW's investment. It is p take into account available s	Water's Asset Manage MP(6) will run from Ap particularly important to sewerage and WwTW of	gement Pla April 2015 t that sites / capacity.	the bulk of Leeds. Development that will ns (AMP) to ensure the necessary infrast to March 2020. Phasing is one method which represent a 10% or greater incredif a developer wants to bring a site forwide contributions. The amount would be	tructure and capacity can be provi used to ensure sites are brought fo ase in population served by the w ward before YW have completed a	ded to serve orward in line orks should ny planned
Environment Agency					
Constraints					

Leicester Place, LS7

Site Plan ref: n/a SHLAA ref: 3150

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

Planning History	Planning History Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
10/05208/FU	Refurbishment of dwelling houses (including some recladding) new boundary walls, alley gates and landscaping	Α	99			
12/9/00128/MOD	Refurbishment of dwelling houses (including some recladding) new boundary walls, alley gates and landscaping NON MATERIAL AMENDMENT to 10/05208/FU: Change to bin store siting and increase in car parking provision	M01	99			
13/04037/COND	Consent, agreement or approval required for conditions 3, 4, 5, 6, 9, 10, 11, 17 and 18 for Planning Application 10/05208/FU	SPL	99			

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is used as open space and provides a buffer between the housing estate and highway. It is green flat land surrounding the residential units.

Seacroft Crescent, LS14

Site Plan ref: n/a SHLAA ref: 3153

Site Details

Easting	435645	Northing	436185	Site area ha	0.55	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Car Parks

Neighbouring land uses

Vacant building

Medical and Health care services

Shops

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site is a combination of Car Park and and landscaped land next to health facility. Part of the site also appears to be a thoroughfare connecting the Tescos to parts of Seacroft. A mature tress also populate 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	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	✓	

% overlap

Regeneration Areas

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

LCC ownership	8.51	
Niconcet tusin station	Year Catas	
Nearest train station	Cross Gates	
Nearest train station distance (1852.63	
Nearest bus s	2040	
Nearest bus stop distance ((m)	72.38

Agricultural classification			
Grade Percent			
Urban 100			

Seacroft Crescent, LS14

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

Seacroft Crescent, LS	14					
Site Plan ref: n/a	SHLAA re	ef: 3153				
0	verlaps SSSI verlaps SEGI verlaps LNA		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone			
	Overlaps LNR	i -	Overlaps HSE Major Hazard			
Overlaps Conse		5	Overlaps HSE Gas Pipeline			
	sted Building		Overlaps Pot. Contamination	✓		
	aps N37 SLA		Overlaps Minerals Safeguarded			
Overlaps Strat. Emplo	yment buffer		Overlaps Minerals Safeguarded 100m			
Greenbelt assessment n	ot required					
Summary of infrastru	cture provide	r comments				
LCC Highways Comment	S					
Public transport accessibility	comments				Ra	ank (1-5)
Good accessibility		,				5
Access comments						
Access ok from Seacroft Cre	escent					5
Local network comments						
congestion issues						3
						3
B Albi Ai		1			To	tal score
Mitigation measures					1 [
						13
Highways site support						
yes						
Contingent on other sites					1	
Highways England			T			
Impact No material impac	t Net	work Status	No objection			
Network Rail						
Yorkshire Water						
Treatment Works Knos	strop					
co-ordinated with Yorkshire the site. The forthcoming A with YW's investment. It is take into account available	e Water's Asset Ma AMP(6) will run fro particularly impor sewerage and Ww	inagement Plans om April 2015 to tant that sites wh TW capacity. If	bulk of Leeds. Development that will (AMP) to ensure the necessary infrast March 2020. Phasing is one method uhich represent a 10% or greater increa a developer wants to bring a site forw contributions. The amount would be	tructure and capacity can be provi used to ensure sites are brought for ase in population served by the ward pard before YW have completed ar	ded to orward orks sl ny plar	serve d in line hould nned
Environment Agency						

Seacroft Crescent, LS14

Site Plan ref: n/a SHLAA ref: 3153

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

Other

Heritage England

There are three Grade II Listed Buildings to the east and south of this area (The Grange, its Coach House and Service Range and the Cricketer's Arms).

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 these assets are not harmed.

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
15/03475/FU	Four storey 74 bed residential care facility with associated resident and staff facilities, landscaping, car parking and associated access	Α	55

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site is a combination of Car Park and and landscaped land next to health facility. Part of the site also appears to be a thoroughfare connecting Tesco to parts of Seacroft. Mature tree on site. Not suitable.

Meynell Heights, LS11

Site Plan ref: n/a SHLAA ref: 3191

Site	Deta	ils

Easting	429201	Northing	432346	Site area ha	0.35	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	rd Beeston and Holbeck	

Site Characteristics

Site type Brownfield

On-site land uses

Dwellings

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Other land uses - None

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

% overlap

Description

Site is an occupied tower block.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	7.61
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	7.61
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	~	

% overlap

Regeneration Areas

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

LCC ownership	99.98	
Nearest train station		Leeds City
Nearest train station distance	977.33	
Nearest bus s	14268	
Nearest bus stop distance	65.59	

Agricultural classification			
Grade Percent			
Urban 100			

Meynell Heights, LS11

Constraints

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

Site Plan ref: n/a SHLAA ref: 3191 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility 5 Access comments Access ok from Meynell Approach 5 Local network comments spare capacity but some cumulative issues 4 Total score Mitigation measures 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 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**

Meynell Heights, LS11

Site Plan ref: n/a SHLAA ref: 3191

LCC	
Ecology support	Supported with mitigation
Supported with mitiga	ation to plant a native species-rich hedgerow/band of native scrub along the boundary with St. Matthews Churchyard LNA.
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	1
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
13/04032/COND	Consent, agreement or approval of conditions 3, 4, 5, 7, 8, 9 and 14 of Planning Application 10/05225/FU	Α	100
14/05822/COND	Consent, agreement or approval required by conditions 4, 5, 7, 8, 9 and 14 of Planning Application 10/05225/FU	Α	100
15/05260/COND	Consent, agreement or approval required by conditions 12 and 13 of Planning Application 10/05225/FU	Α	100
10/05225/FU	Refurbishment of dwelling houses and flats (including some recladding) new boundary walls, alley gates and landscaping	Α	100

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site is an occupied tower block. Not suitable.

Cambridge Road, LS6

Site Plan ref: n/a SHLAA ref: 3197

Site Details

Easting	430158	Northing	435109	Site area ha	0.35	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	d Hyde Park and Woodhouse	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

This is green flat land that is effectively a buffer/landscaping between the existing residential units and the road. Opposite the site (across the road) is an area of N1 Greenspace.

Spatial relationships

UDP Designations

% overlap	0.00	N32 Greenbelt
	0.00	N34 PAS
	0.00	RL1 Rural Land
	99.97	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.

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	·
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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	

LCC ownership	% (99.94
Nearest train station		Leeds City
Nearest train station distance	(m)	1973.18
Nearest bus s	top	14121
Nearest bus stop distance	(m)	69.21

Agricultural classification		
Grade Percent		
Urban	100	

Cambridge Road, LS6

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

Site Plan ref: n/a SHLAA ref: 3197 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards but lacking some local services and rail 4 Access comments Adequate frontage Cambridge Road 5 Local network comments Previous approval on the site some mitigation 4 Total score Mitigation measures previously approved scheme 13 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

Cambridge Road, LS6

Site Plan ref: n/a SHLAA ref: 3197

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
	1
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History	y Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
14/05821/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 9, 10 11, 17 and 18 of Planning Application 10/05221/FU	А	100		
10/05221/FU	Refurbishment of dwelling houses and flats (including some recladding) new boundary walls, alley gates and landscaping	Α	100		

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

This is green flat land that is effectively a buffer/landscaping between the existing residential units and the road. Not suitable.

Premises at Roseville Road Leeds LS8 5DR

Site Plan ref: n/a SHLAA ref: 3399

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

Wholesale distribution

Neighbouring land uses

Wholesale distribution

Manufacturing and Wholesale

Other land uses - None

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

% overlap

Description

Current series of car showrooms.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
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	~	

% overlap

Regeneration Areas

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

LCC ownership	0.07	
Nearest train station		Leeds City
Nearest train station distance (1862.89	
Nearest bus s	5616	
Nearest bus stop distance ((m)	88.94

Agricultural classification					
Grade Percent					
Urban	100				

Premises at Roseville Road Leeds LS8 5DR Site Plan ref: n/a SHLAA ref: 3399 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards but lacking some local services and rail 4 Access comments Adequate frontage to Benson Street 5 Local network comments Congestion on A61 3 Total score Mitigation measures none 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

Environment Agency
Constraints

Part FZ3 to west of site . See comments in main text to our response.

study.

Premises at Roseville Road Leeds LS8 5DR

Site Plan ref: n/a SHLAA ref: 3399

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	1
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	Α	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	Α	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	Α	99

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

In current use as car showrooms. Not suitable.

Wellington Road, Leeds

Site Plan ref: MX2-10 SHLAA ref: 3408

Site Details

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

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

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

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
98.60	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 98.60 0.00 0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	0.00
Nearest train station	Leeds City
Nearest train station distance	951.59
Nearest bus s	11060
Nearest bus stop distance	158.23

Agricultural classification		
Grade Percent		
Urban	100	

Wellington Road, Leeds

Site Plan ref: MX2-10 SHLAA ref: 3408

Overlaps SSSI Overlaps Public R	ight of Way
Overlaps SEGI Overlaps SFRA	
Overlaps LNA Overlaps EA	Flood Zone
Overlaps LNR Overlaps HSE M	lajor Hazard
Overlaps Conservation Area Overlaps HSE (
Overlaps Listed Building Overlaps Pot. Co.	
Overlaps N37 SLA Overlaps Minerals S	
Overlaps Strat. Employment buffer Overlaps Minerals Safegua	arded 100m
Greenbelt assessment not required	
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 cummulative impact but ok for 48 units	4
Mitigation measures	Total score
none	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. Developm co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the nece the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is cwith YW's investment. It is particularly important that sites which represent a 10% or take into account available sewerage and WwTW capacity. If a developer wants to brin improvements it may be possible for the developer to provide contributions. The amount of the study.	essary infrastructure and capacity can be provided to serve one method used to ensure sites are brought forward in line greater increase in population served by the works should ng a site forward before YW have completed any planned
Environment Agency	
Constraints FZ2 site. Main River (River Aire) runs to NE of site. See coments in main text of our re	only
1 22 Site. Main haver (haver faile) runs to the of site. See conferms in main text of our re-	עיץ.

Wellington Road, Leeds

Site Plan ref: MX2-10 SHLAA ref: 3408

LCC	
Ecology support	Supported with mitigation
birds, bats, otters and	tion (Amber). This site lies between the River Aire and Leeds Liverpool Canal SEGI which is an important wildlife corridor for fish - forms part of the Leeds Habitat Network. Without mitigation residential development of this site could result in turbance for the river and canal. Re-development of this site will need to deliver remediation of parts of the site to benefit
Education comments	
Flood Risk	
Utilities Gas	
Electric	
Fire and Rescue	
Telecoms	
Other Heritage England	
Employment allocation site	ns 2004069 and CFSM041 and housing allocation 3408 are all adjacent to the Leeds-Liverpool Canal local nature conservation
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.

Site Plan ref: n/a SHLAA ref: 3411

Site Details

Easting	432380	Northing	433908	Site area ha	1.49	SP7	Main Urban Area Infill
HMCA Inner Area Ward Burmantofts and Richmond Hill		s and Richmond Hill					

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Outdoor sport facility

Car Showroom

Other land uses - None

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

% overlap

Description

A C shaped site that surrounds a disused social club (although seemed to be in partial use - Site Visit Q4 2014). Many of the other units occupied. Henerally surrounded by residneital with N6 greenspace to the north west. A large Car Showroom opposite.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
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	✓	

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	

LCC ownership	0.00	
Nearest train station	Leeds City	
Nearest train station distance	2782.24	
Nearest bus s	9879	
Nearest bus stop distance	81.96	

Agricultural classification			
Grade Percent			
Urban	100		

Torre Road, Leeds

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

Site Plan ref: n/a	SHLAA re	ef: 3411				
Overlaps Conserv Overlaps Liste	ed Building os N37 SLA		Overlaps Public Right o Overlaps SFRA Flood Overlaps EA Flood Overlaps HSE Major H Overlaps HSE Gas Pi Overlaps Pot. Contamin Overlaps Minerals Safegu	d Zone d Zone Hazard ipeline ination uarded		
Greenbelt assessment not	required					
Summary of infrastruc	ture providei	r comments				
LCC Highways Comments		7				
Public transport accessibility of	omments					Rank (1-5)
Good accessibility						5
						J 3
Access comments		1				
Access ok from Torre Road or	Lupton Avenue					
						5
Local network comments						
congestion issues / cumulative	e issues					3
						3
						Total score
Mitigation measures						TOTAL SCORE
						13
Highways site support						
yes						
Contingent on other sites						-
]
Highways England						
Impact No material impact	Netv	work Status	No objection			
Network Rail						
rectwork Run						
Yorkshire Water						
Treatment Works Knostr	ор					
co-ordinated with Yorkshire V the site. The forthcoming AN with YW's investment. It is pa take into account available se	Vater's Asset Ma MP(6) will run fro articularly import werage and Ww	nagement Plan om April 2015 to tant that sites w TW capacity. It	s (AMP) to ensure the necessary o March 2020. Phasing is one mo which represent a 10% or greate a developer wants to bring a si	y infrast ethod us er increa ite forwa	connect to the public sewer syste ructure and capacity can be provi sed to ensure sites are brought for ase in population served by the ward before YW have completed and determined by a developer funder	ded to serve orward in line orks should ny planned
Environment Agency						
Constraints						
oonstraints						

Torre Road, Leeds Site Plan ref: n/a

SHLAA ref: 3411

Site in occupied employment use. Not suitable for residential.

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	1
in a dila riassas	
Telecoms	
Other	
Heritage England	
0 0	
Note and Freedown	1
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Not allocated for house	
Submission Draft Plan	Allocation Conclusion

Armley Road, Leeds

Site Plan ref: n/a SHLAA ref: 3425

Site Details

Easting	427953	Northing	433558	Site area ha	2.05	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

Site Characteristics

Site type Brownfield

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

There is residential to the south and west of the site. It is adjacent to a main distributor road. Currently derelict. Has had considerable retail interest on the site.

Spatial relationships

UDP Designations

		_
N32 Greenbe	t 0.00	% overlap
N34 PA	S 0.00	
RL1 Rural Lan	d 0.00	
N1 Greenspac	e 0.00	
N1A Allotment	s 0.00	
N5 Open Spac	e 0.00	
N6 Playing Pitc	h 0.00	
N8 Urban Green Corrido	r 0.00	
CC Shopping Quarte	er 0.00	
UDP City Centr	e 0.00	
S2S6 Town Centr	e 0.00	
Proposed Local Centr	e 0.00	
Sch. Ancient Mor	n. 0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

% overlap

Regeneration Areas

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

Other Spatial Relationships

LCC ownership	2.15	
Nearest train station		Burley Park
Nearest train station distance	(m)	1619.65
Nearest bus s	13113	

141.61

Agricultural classification			
Grade Percent			
Urban	100		

Nearest bus stop distance (m)

Armley Road, Leeds

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

Site Plan ref: n/a SHLA	A ref: 3425			
Overlaps SSSI		Overlaps Public Right of Way	✓	
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Overlaps strat. Employment barrer		overlups willieruis sureguarueu 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets CS accessibility standards but lacking	ng in local services			
				4
Access comments				1 -
Adequate frontage/s for suitable access/e	s and visibility splay	s within site / adopted highway		5
Local network comments				
possible cummulative impact in local area				
				4
Mitigation measures				Total score
Contribution to Armley Gyratory capacity	mprovement			13
Highways site support				
Yes with mitigation				
Contingent on other sites				
Highways England Impact No material impact	Network Status	No objection		
mpact no material impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large w	orks which serve the	e bulk of Leeds. Development that will	connect to the public sewer system	m needs to be
co-ordinated with Yorkshire Water's Asse	t Management Plans	(AMP) to ensure the necessary infrast	ructure and capacity can be provi-	ded to serve
the site. The forthcoming AMP(6) will rull with YW's investment. It is particularly im				
take into account available sewerage and	WwTW capacity. If	a developer wants to bring a site forward	ard before YW have completed ar	ny planned
improvements it may be possible for the study.	developer to provide	e contributions. The amount would be	determined by a developer funde	d feasibility
siuuy.				
Environment Agency				
Constraints				

Armley Road, Leeds

Site Plan ref: n/a SHLAA ref: 3425

LCC				
Ecology support	Supported			
Supported				
Education comments				
Flood Risk				
Utilities				
Gas				
Gas				
El-atala	1			
Electric				
	1			
Fire and Rescue				
	1			
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	Α	76	
	foodstores (Class A1), provision of associated access, customer car parking, landscaping and associated works			

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

In employment use. Not appropriate for allocation for housing.

Barrack Street, Leeds

Site Plan ref: n/a SHLAA ref: 3426

Site	Details

Easting	430496	Northing	434997	Site area ha	2.84	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Chapel Allei	rton

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Wholesale distribution

Storage

Neighbouring land uses

Manufacturing and Wholesale

Other

Other land uses

car dealership

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

Description

Large areas of the site currently in employment use. Site adjacent to main distributor road. Generally in indutrial area.

Spatial relationships

UDP Designations

CD: Dooignations		
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	✓	

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	

LCC ownership	0.05	
Nearest train station		Leeds City
Nearest train station distance	1976.70	
Nearest bus s	11958	
Nearest bus stop distance	(m)	105.56

Agricultural classification			
Grade Percent			
Urban	100		

Barrack Street, Leeds		
Site Plan ref: n/a SHLAA ref: 34	26	
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded	
Greenbelt assessment not required Summary of infrastructure provider com	ments	
Public transport accessibility comments		Rank (1-5)
Good accessibility		5
Access comments		J
Existing access points adequate		5
Local network comments		
local congestion issues but site has a fallback		4
Mitigation measures		 Total score
some local mitigaton may be required		14

Highways England

Highways site support yes with mitigation

Contingent on other sites

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 & FZ 3. See comments in main text of our response.

Barrack Street, Leeds

Site Plan ref: n/a SHLAA ref: 3426

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Notural England	
Natural England	
Conclusions	
Submission Droft Diag	Allocation
Submission Draft Plan Not allocated for hous	
inot allocated for flous	III'Y
Submission Draft Dlan	Allocation Conclusion

In industrial area. Currently in employment use. Not considered suitable for housing.

Cliffdale Road, Leeds

Site Plan ref: n/a SHLAA ref: 3427

Site Details

Easting	429709	Northing	435901	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	HMCA Inner Area		Ward	Chapel Allei	rton		

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Other land uses

part of site is grassed

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

Description

Predominantly an industrual area. A large park backs onto the site with residential and woodlanmd across the road. Some office on site as well.

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 0.00 N5 Open Space 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	~	

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	

LCC ownership %		
	Burley Park	
Nearest train station Nearest train station distance (m)		
Nearest bus stop		
Nearest bus stop distance (m)		
	(m) top	

Agricultural classification			
	Grade	Percent	
	Urban	100	

Cliffdale Road, Leeds

Constraints

Site Plan ref: n/a SHLAA ref: 3427 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility 5 Access comments Cliffdale Road is ok for access subject to visibility 5 Local network comments congestion issues / cumulative issues 3 Total score Mitigation measures 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 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**

FZ 3 - Small part to the North. Main River (Meanwood Beck) runs to the north of site. See our comments in main text of our response.

Cliffdale Road, Leeds

Site Plan ref: n/a SHLAA ref: 3427

	511-111-111-11-11-11-11-11-11-11-11-11-1
LCC	
Ecology support	Supported with mitigation
Meanwood Valley. The including White Clawer Meanwood Beck which	tion. This proposed allocation lies opposite Sugarwell Hill LNA which forms part of an important wildlife corridor along the Meanwood Beck forms the northern boundary of this proposed allocation - and is used by a number of protected species d Crayfish, Otter and Water Vole. Most of the site has existing development, however there is a small area adjacent to the is more sensitive. A minimum 20 metre buffer to be provided along the northern boundary to be protected and enhanced - surveys to inform the management and enhancement of this buffer zone.
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
should be had to the d	entre to the south-west of this site is a Grade II Listed Building. There is a requirement in the 1990 Act that "special regard" lesirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they if allocated, redevelopment proposals would need to ensure that those elements which contribute to the significance of this

Conclusions

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site is in an industrial area. Some residential nearby but current use coupled with adjacent uses suggest the site is not suitable for residential allocation.

Site Plan ref: n/a SHLAA ref: 3432

Site Details

Easting	428517	Northing	434119	Site area ha	9	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

Topograph	/ Flat	Landscape	No Tree Cover
Boundarie	Existing well defined	Road front	Yes

Description

Site is current employment use. Part of site is a TV studio. Appears to be some vacancy across the site but still a realtively high level of occupancy and use. Surrounding area is in general employment type uses.

Spatial relationships

UDP Designations

0.00	% overlap
0.00	
0.00	
0.02	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.02 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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	

LCC ownership	0.06
Nearest train station	Burley Park
Nearest train station distance	1224.30
Nearest bus s	497
Nearest bus stop distance	115.87

Agricultural classification		
Grade	Percent	
Urban	100	

Kirkstall, Leeds				
Site Plan ref: n/a	SHLAA ref: 3432			
Overlaps Conserv	ed Building SN37 SLA	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded		
Greenbelt assessment not	required			
Summary of infrastruct	ture provider commer	nts		
LCC Highways Comments				
Public transport accessibility c	comments			Rank (1-5)
Good				5
Access comments				
Access from Studio Road				4
Local network comments West St / Wellington Road cor	ncerns			3
Mitigation measures				Total score
Contribution to West St/ Welli	ngton Road improvement			12
Highways site support yes with mitigation				
Contingent on other sites				
Highways England				
Impact No material impact	Network Status	No objection		
mpact its material impact	Network Status	o objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostro	op			
co-ordinated with Yorkshire W the site. The forthcoming AM with YW's investment. It is pa take into account available se	Vater's Asset Management Pl IP(6) will run from April 2019 articularly important that site werage and WwTW capacity	the bulk of Leeds. Development that will of lans (AMP) to ensure the necessary infrastrates to the total state of the total sta	ructure and capacity can be provi sed to ensure sites are brought fo use in population served by the wo ard before YW have completed ar	ded to serve orward in line orks should ny planned
Environment Agency				

FZ2 & FZ 3 - to south east of site, Note that Kirkstall Rd in FZ 3a (ii). See comments in main text of our response.

Kirkstall, Leeds

Site Plan ref: n/a SHLAA ref: 3432

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Cus	
F1 + - ! -	1
Electric	
	7
Fire and Rescue	
Telecoms	
au.	
Other Heritage England	
Tieritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Site predominantly used for employment use. Past and current uses in area reflect an employment based area. Not considered suitable for housing allocation.

Meanwood Road/Cross Chancellor Street, Leeds

Site Plan ref: n/a SHLAA ref: 3433

Site Details

Easting	429970	Northing	435453	Site area ha	0.84	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park a	and Woodhouse

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

Site is opposite some student accomodation and adjacent to a residentia area. Site is a series of small units for employment uses. Although not entirely occupied the site does have a reasonable level of occupancy.

Spatial relationships

UDP Designations

· 3 · · · ·		J
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	✓	

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	

LCC ownership %		12.52
Nearest train station		Burley Park
Nearest train station distance (m)		2087.61
Nearest bus stop		11899
Nearest bus stop distance (m)		68.43

Agricultural classification	
Grade	Percent
Urban	100

Meanwood Road/Cross Chancellor Street, Leeds

Site Plan ref: n/a	SHLAA ref: 3433			
0 1		0 1 0 1 0 1 0 0 1		
Overlaps		Overlaps Public Right of Way		
Overlaps		Overlaps SFRA Flood Zone		
Overlaps Overlaps		Overlaps EA Flood Zone Overlaps HSE Major Hazard		
Overlaps Conservation		Overlaps HSE Gas Pipeline		
Overlaps Conservation Overlaps Listed Bu		Overlaps Pot. Contamination		
Overlaps Listed Bu		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment b		Overlaps Minerals Safeguarded 100m		
oronapo otrati Employment s	74.1.5.	Oronapo illinoi dio baroguardos 150111		
Greenbelt assessment not requ	uired			
Summary of infrastructure	provider comment	:S		
LCC Highways Comments				
Public transport accessibility comm	onts			Rank (1-5)
, ,				Raik (1-5)
Meets Core Strategy standards but	lacking some local servi	ces and rail		4
Access comments				
Adequate frontage Cross Chancello	r Street			
				5
1 1 1				
Local network comments				
Congestion on A61				3
				3
				T-4-1
Mitigation measures				Total score
none identified				12
				12
Highways site support				
yes				
Contingent on other sites				
no				
Highways England				
Impact No material impact	Network Status	No objection		
· · · · · · · · · · · · · · · · · · ·	combination with other s	ites. If site still included at next sift asse	ess as part of city centre / Aire Va	lley cluster.
<u> </u>			. ,	
Network Rail				
V-uladataa M/adaa				
Yorkshire Water				
Treatment Works Knostrop				
		the bulk of Leeds. Development that will		
		ns (AMP) to ensure the necessary infrast to March 2020. Phasing is one method u		
		which represent a 10% or greater increase		
take into account available sewerage	ge and WwTW capacity.	If a developer wants to bring a site forw	ard before YW have completed an	ny planned
, , , , , , , , , , , , , , , , , , , ,	or the developer to provi	ide contributions. The amount would be	determined by a developer funder	d feasibility
study.				
Environment Agency				
Constraints				
FZ1 under 1 ha. See comments in	main text of our respon-	Se.		

Meanwood Road/Cross Chancellor Street, Leeds

Currently in employment use. Not considered suitable for housing allocation.

Site Plan ref: n/a SHLAA ref: 3433

Supported Siducation comments Clood Risk Utilities Das Selectric Fire and Rescue Cother Heritage England Vatural England	LCC	
Conclusions Cloud Risk Click Clark Click Clic	Ecology support	Supported
Utilities Jas Jelectric Filectoms Other Heritage England Vatural England Conclusions	Supported	
Utilities Jas Jelectric Filectoms Other Heritage England Vatural England Conclusions		1
Utilities Das Discrict Felectric Other Heritage England Datural England Conclusions	Education comments	
Utilities Das Discrict Felectric Other Heritage England Datural England Conclusions		
Conclusions Electric Electric Fire and Rescue Felecoms Other Heritage England Conclusions	Flood Risk	
Conclusions Electric Electric Fire and Rescue Felecoms Other Heritage England Conclusions		
Conclusions Electric Electric Fire and Rescue Felecoms Other Heritage England Conclusions		
Electric Fire and Rescue Felecoms Other Heritage England Natural England Conclusions	Utilities	
Fire and Rescue Felecoms Other Heritage England Natural England Conclusions	Gas	
Fire and Rescue Felecoms Other Heritage England Natural England Conclusions		
Telecoms Other Heritage England Natural England Conclusions	Electric	
Telecoms Other Heritage England Natural England Conclusions		
Telecoms Other Heritage England Natural England Conclusions	Fire and Rescue	1
Other Heritage England Natural England Conclusions	The una rescue	
Other Heritage England Natural England Conclusions		
Heritage England Natural England Conclusions	Telecoms	
Heritage England Natural England Conclusions		
Heritage England Natural England Conclusions	Other	
Natural England Conclusions		
Conclusions	0 0	
Conclusions	Natural Francisco	1
	Natural England	
Submission Draft Plan Allocation	Conclusions	
	Submission Draft Plan	Allocation
Not allocated for housing		
Submission Draft Plan Allocation Conclusion		

Land off Holdforth Place

Site Plan ref: HG2-111 SHLAA ref: 3454

Site Details

Easting	428291	Northing	433115	Site area ha	0.82	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Armley	

Site Characteristics

Site type Brownfield

On-site land uses

Outdoor amenity and open space

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Land that was once residential, now demolished. Partially green. Surrounded by existing 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

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

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	

LCC ownership	74.99	
Nearest train station		Leeds City
Nearest train station distance	1402.81	
Nearest bus s	2064	
Nearest bus stop distance	(m)	164.16

Agricultural classification					
Grade Percent					
Urban	100				

Land off Holdforth Place

Site Plan ref: HG2-111 SHLAA ref: 3454

Overlaps SSSI		Overlaps Public Right of Way	✓	
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard	<u></u>	
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Core Strategy standards but lacking	some local services	s and rail		
05				4
Access comments				
Access via Holdsforth Place constrained bu	ut low level acceptal	ole		
				4
Local network comments				
Congestion adjacent gyratory junction				3
Mitigation measures				Total score
means to improve vehicular access				11
Highways site support				
yes with mitigation				
Contingent on other sites				
no				
110				
Highways England				
Impact No material impact	Network Status	No objection		
Network Rail				
I I I I I I I I I I I I I I I I I I I				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large we co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will rur with YW's investment. It is particularly im take into account available sewerage and improvements it may be possible for the catudy.	t Management Plans In from April 2015 to portant that sites w WwTW capacity. If	(AMP) to ensure the necessary infrast March 2020. Phasing is one method us hich represent a 10% or greater increa a developer wants to bring a site forward	ructure and capacity can be provi sed to ensure sites are brought fo use in population served by the wo ard before YW have completed ar	ded to serve orward in line orks should ny planned
Environment Agency				
Constraints				
F71 under 1 ha See comments in main to	ext of our response			

Land off Holdforth Place

Site Plan ref: HG2-111 SHLAA ref: 3454

Submission Draft Plan Allocation Conclusion
Site in largely residential area. Suitable for housing.

LCC				
Ecology support	Supported			
Supported				
Education comment	S			
Flood Risk				
Utilities				
Gas				
Electric				
Fire and Rescue				
FILE ALIA RESCUE				
Telecoms				
Other				
Heritage England				
Natural England				
Planning History	Applications since 1/1/2009, covering more than 50% of the site	9		
App Number	Proposal	Decision	% of site	
09/05156/DEM	Determination application to demolish flats and houses	Α	64	
Conclusions				
Submission Draft Pla	an Allocation			
Housing allocation				

Former Shaftesbury PH, York Road

Site Plan ref: HG2-103 SHLAA ref: 4060

Site Details

East	ing	433144	Northing	434078	Site area ha	0.63	SP7	Main Urban Area Infill
HM	CA	Inner Area				Ward	Burmantoft	s and Richmond Hill

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Shops

Other land uses - None

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

Description

Site is in a predominantly residential area with some office space on the opposite side of the road. Site is a cleared pub. It currenlt is a mixture of hard standing, trees and overgrown vegetation.

Spatial relationships

UDP Designations

ODI Doorgilationio		
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	
ps Urban Extension	

% overlap

Regeneration Areas

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

LCC ownership	0.01	
Nearest train station	Cross Gates	
Nearest train station distance	3161.61	
Nearest bus s	1298	
Nearest bus stop distance	55.23	

Agricultural classification		
Grade Percent		
Urban	100	

Former Shaftesbury PH, York Road Site Plan ref: HG2-103 SHLAA ref: 4060 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets all standards 5 Access comments Access not ideal, but fallback of previous use and consented care home 4 Local network comments Small dev negligible impact on network 4 Total score Mitigation measures 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 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

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 Agenc	y
Constraints	
FZ1 under 1 ha. See c	comments in main text of our response.

Former Shaftesbury PH, York Road

Site Plan ref: HG2-103 SHLAA ref: 4060

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
0.11	1
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	
11/02883/OT	Part one, part two and part three storey 84 bed care home with car parking	Α	100	
15/05824/RM	Reserved Matters application for residential care home for the elderly and associated external works	Α	100	
09/00423/OT	Outline application to erect part one, part two and part three storey 78 bed care home with car parking	w	100	
15/01621/OT	Outline application for residential care home for the elderly and associated external works	Α	100	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Considerable interest in recent years for residential use. Location and adjacent uses make this site suitable for housing allocation.

East Leeds Family Learning Centre (Former)

Site Plan ref: n/a SHLAA ref: 4090

Site Details

Easting	434659	Northing	435929	Site area ha	2.09	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Education

Neighbouring land uses

Dwellings

Outdoor sport facility

Other land uses - None

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

% overlap

Description

Site is cleared and is currently cleared land with cap parking and some building to the westen edge of the site. Residential to the south and to the east of the site.

Spatial relationships

UDP Designations

0.00
0.00
0.00
0.00
0.00
0.00
1.99
1.99
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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	

LCC ownership %			100.00
	Nearest train station		Catao
	Cross Gates		
Nearest	train station distance	• •	2200.05
Nearest bus stop			166
Nearest bus stop distance (m)			370.06

Agricultural classification			
Grade Percent			
Urban	100		

Site Plan ref: n/a SHLAA ref: 4090 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Site mostly meets all standards 4 Access comments Access road requires widening and junction alterations which may require land from adjacent greenspace 4 Local network comments Spare capacity in local network 4 Total score Mitigation measures 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

East Leeds Family Learning Centre (Former)

FZ1 over1 ha. See comments in main text of our response.

East Leeds Family Learning Centre (Former)

Site Plan ref: n/a SHLAA ref: 4090

1.00	
LCC	Commented
Ecology support	Supported
Supported	
Education comments	
Site 4090 – East Leed	s Family Learning Centre. Please note that this site has been transferred to Children's Services for potential educational use.
Flood Risk	
Utilities	
Gas	
	1
Electric	
Fire and Rescue	
	1
Telecoms	
Other	
Heritage England	
Natural England	
Natural England	
0	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Although suitable in principle for housing Childrens Services have identified the site for future school provision. Part of site to be used for Social, Emotional and Mental Health (SEMH) School.

Site Plan ref: n/a SHLAA ref: 4098

Site	Detail	s

Easting	435016	Northing	437758	Site area ha	1.38	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck	and Seacroft

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

A large strip of green 'buffer' land land between the ring road at housing. Site is sloping.

Spatial relationships

UDP Designations

· 3 · · · ·		1
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.91	
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	✓	

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	

LCC ownership	100.00	
Nearest train station	Cross Gates	
Nearest train station distance (m)		3546.38
Nearest bus s	1663	
Nearest bus stop distance	126.35	

Agricultural classification			
Grade Percent			
Urban	100		

FZ1 over1 ha. See comments in main text of our response.

Site Plan ref: n/a SHLA	A ref: 4098			
Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	✓	
Greenbelt assessment not required				
Summary of infrastructure prov	ider comments	:		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
4buses per hour, 100%employment, prim	nary and secondary			5
Access comments Access via Monkswood Rise				
				5
Local network comments				
May have cumulative impact with adjacen	it sites			3
Mitigation measures				Total score
-				13
Highways site support				
Yes				
Contingent on other sites				
Highways England	Nativanic Ctatura	No objection		
Impact No material impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large w co-ordinated with Yorkshire Water's Asse the site. The forthcoming AMP(6) will ru with YW's investment. It is particularly in take into account available sewerage and improvements it may be possible for the study.	et Management Plans n from April 2015 to nportant that sites w WwTW capacity. If	s (AMP) to ensure the necessary infrast o March 2020. Phasing is one method u which represent a 10% or greater increa f a developer wants to bring a site forw	tructure and capacity can be providual to the providual to ensure sites are brought for ase in population served by the wollard before YW have completed any	led to serve rward in line rks should y planned
Environment Agency				
Constraints				

Site Plan ref: n/a SHLAA ref: 4098

LCC	
Ecology support	Not supported
site would be better re	- grassland has low ecological value but trees should be retained which would result in a small, linear developable area. The etained for its landscape value with more individual trees planted to soften the interface between the housing and ring road - ower meadow establishment and management to reduce ongoin costs of regular mowing.
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Tierrage Erigiana	
Natural England	
Conclusions	

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is open area of green that acts as a 'buffer' to existing residential. Depth of green area not suitable for development. Not suitable for allocation for housing.

Site Plan ref: n/a SHLAA ref: 4099

Site Details

Easting	435499	Northing	437195	Site area ha	3.14	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Manufacturing and Wholesale

Storage

Wholesale distribution

Other land uses - None

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

% overlap

Description

The site is designated greenspace (N1) on the existing UDP and provides a buffer to industrial land. Highway concerns re parking provision for adjacent industrial units & shared residential / industrial access provision.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	98.55
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	3.39
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
22 7 11 10 10 11 11 11 10 11	0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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	

LCC ownership	75.94	
Nissansat tusin station		Dunna Catan
Nearest train station		Cross Gates
Nearest train station distance	(m)	2858.27
Nearest bus s	top	7721
Nearest bus stop distance	(m)	38.18

Agricultural classification				
Grade	Percent			
Urban	100			

FZ1 over1 ha. See comments in main text of our response.

Site Plan ref: n/a	SHLAA ref: 4099			
Overlaps Conser Overlaps List	ted Building	Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Greenbelt assessment no	nt required	· ·	_	
Summary of infrastruc		ents		
LCC Highways Comments Public transport accessibility of			D.	Rank (1-5)
4buses per hour 100% emplo		and health		
Thuses per flour 10070 emple	Jyment, primary secondary	and neutri		5
Access comments	SI - L - Jul	and a supplied and a		
Access via Service Road - con	icerns over conflict with ser	vice vehicles, retention of parking/servicir	ig areas	3
Local network comments May have cumulative impact	with adi sites			
iviay have cumulative impact	with adj sites			3
Mitigation measures				otal score
				11
Highways site support				
Yes				
Contingent on other sites				
Contingent on other sites				
Highways England				
Impact No material impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostr	rop			
co-ordinated with Yorkshire Nather Site. The forthcoming AN with YW's investment. It is putake into account available see	Water's Asset Management MP(6) will run from April 20 particularly important that sit ewerage and WwTW capacit	ve the bulk of Leeds. Development that wi Plans (AMP) to ensure the necessary infra 15 to March 2020. Phasing is one method tes which represent a 10% or greater incr ty. If a developer wants to bring a site for rovide contributions. The amount would be	astructure and capacity can be provided to l used to ensure sites are brought forwar rease in population served by the works so ward before YW have completed any pla	to serve rd in line should anned
Environment Agency				
Constraints				

Site Plan ref: n/a SHLAA ref: 4099

LCC	
Ecology support	Not supported
Not supported (RED) Wood LNA and Hawth woodland a UK BAP p	- The north-western end of this proposed allocation would result in development on and between Lime Pits and Ramshead orn Farm Ponds LNA increasing the fragmentation of habitats within this area. Both habitats support lowland mixed deciduous riority habitat.
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is designated green space on the Site Allocations Plan and provides a buffer to industrial land. Highway concerns re parking provision for adjacent industrial units & shared residential / industrial access provision. Not suitable for housing allocation.

Ramshead Drive, Seacroft

Site Plan ref: n/a SHLAA ref: 4100

Site Details

Easting	435015	Northing	437419	Site area ha	1.79	SP7	Main Urban Area Infill
HMCA	Inner Area	1			Ward	Killingbeck	and Seacroft

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Dwellings

Other land uses - None

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

Description

Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	99.75
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	99.75
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	✓	

Regeneration Areas

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

% overlap

LCC ownership	99.78	
Nearest train station	(Cross Gates
Nearest train station distance	(m)	3232.32
Nearest bus s	12013	
Nearest bus stop distance	(m)	162.79

Agricultural classification		
Grade Percent		
Urban	100	

Ramshead Drive, Seacroft Site Plan ref: n/a SHLAA ref: 4100 Overlaps SSSI Overlaps Public Right of Way **V** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA **~** Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded **V** Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 4buses per hour, 100% employment, primary and secondary 5 Access comments Access via Ramshead Drive 5 Local network comments May have cumulative impact with adj sites 3 Total score Mitigation measures 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 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.

Ramshead Drive, Seacroft

Site Plan ref: n/a SHLAA ref: 4100

LCC	
Ecology support	Not supported
Not supported (RED)	- Loss of LNA and threat to ancient woodland.
Education comments	
Flood Risk	
	1
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Designated as green space on the Site Allocations Plan and as a Local Nature Area (LNA 072) and green corridor. Given these environmental constraints residential development is considered to be inappropriate.

Ramshead Wood

Site Plan ref: n/a SHLAA ref: 4101

Site Details

Easting	435238	Northing	436993	Site area ha	4.43	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	rd Killingbeck and Seacroft	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Wholesale distribution

Other land uses - None

Topography	ography Sloping		Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Designated greenspace (N1) on the existing UDP and as a Local Nature Area (LNA 072) and green corridor. Mature tree cover across the majority of the site.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	85.81	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	84.45	
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	✓	

% overlap

Regeneration Areas

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

LCC ownership	99.89	
Nearest train station	(Cross Gates
Nearest train station distance (2753.06	
Nearest bus st	13702	
Nearest bus stop distance (m)	199.95

Agricultural classification				
Grade Percent				
Urban	100			

Ramshead Wood

FZ1 over1 ha. See comments in main text of our response.

Site Plan ref: n/a SHLAA	ef: 4101			
Overlaps SSSI		Overlaps Public Right of Way	✓	
Overlaps 3331 Overlaps SEGI		Overlaps SFRA Flood Zone		
	_	Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination		
Overlaps N37 SLA		verlaps Minerals Safeguarded	✓	
Overlaps Strat. Employment buffer	Overlaps	s Minerals Safeguarded 100m	✓	
Greenbelt assessment not required				
Summary of infrastructure provide	er comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
4buses per hour, 100% employment, primar	v and secondary			
- susses per riour, 100 % employment, primar	y and secondary			5
Access comments				
Various access options				5
Local network comments				
May have cumulative impact with adj sites				3
Mitigation measures	1			Total score
May require alterations to existing traffic call	ning			13
Highways site support				
Yes				
Contingent on other sites				
Highways England				
	twork Status No ob	jection		
	*			
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large work co-ordinated with Yorkshire Water's Asset M the site. The forthcoming AMP(6) will run fr with YW's investment. It is particularly impo take into account available sewerage and W improvements it may be possible for the dev	anagement Plans (AMP) om April 2015 to March 2 rtant that sites which rep vTW capacity. If a develo	to ensure the necessary infrast 2020. Phasing is one method u resent a 10% or greater increa oper wants to bring a site forw	ructure and capacity can be provid sed to ensure sites are brought for use in population served by the wo ard before YW have completed an	led to serve ward in line rks should y planned
study.	oropor to provide continu	ations. The amount would be	actoritimed by a developer fullded	
Environment Agency				
Constraints				

Ramshead Wood

Site Plan ref: n/a SHLAA ref: 4101

LCC	
Ecology support	Not supported
Not supported (RED) - site. Other remaining	Loss of LNA and threat to ancient woodland. Lowland mixed deciduous woodland a UK priority habitat covers most of this grassland serves to buffer the site or provide potential future links for ancient woodland (Policy G2).
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The majority of the site is designated as green space on the Site Allocations Plan and as a Local Nature Area (LNA 072) and green corridor. Mature tree cover across the majority of the site. Given these environmental constraints residential development is considered to be inappropriate.

Ramshead Drive

Site Plan ref: n/a SHLAA ref: 4102

Site Details

Easting	435136	Northing	436829	Site area ha	2.03	SP7	Main Urban Area Infill
HMCA Inner Area		Ward	Killingbeck	and Seacroft			

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Education

Other land uses - None

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

Description

This site is a Wood known as Ramshead Wood. It is sloping and has some mature tree cover. Significant industrial to the east of the site and residential to the west of the site.

Spatial relationships

UDP Designations

0.00	% overlap
0.00	
0.00	
92.85	
0.00	
0.00	
1.91	
99.76	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 92.85 0.00 0.00 1.91 99.76 0.00 0.00 0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	· •	

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	

LCC ownership	100.00
Nearest train station	Cross Gates
Nearest train station distance	2645.08
Nearest bus s	13702
Nearest bus stop distance	89.31

Agricultural classification				
Grade Percent				
Urban	100			

Ramshead Drive

Site Plan ref: n/a	SHLA	A ref: 4102			
	Overlaps SSSI Overlaps SEGI Overlaps LNA		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone	⊻ □	
	Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Cons	servation Area		Overlaps HSE Gas Pipeline		
Overlaps I	isted Building		Overlaps Pot. Contamination		
Ove	rlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Empl	oyment buffer		Overlaps Minerals Safeguarded 100m	\checkmark	
Greenbelt assessment	not required				
Summary of infrastr	ucture provi	der comments			
LCC Highways Commer	ts				
Public transport accessibili					Rank (1-5)
4buses per hour, 100% en	=	ary and secondary			5
Access comments					
Access via Ramshead Drive	;				5
					3
Local network comments May have cumulative impa	ct with adi sites				
iviay flave cumulative impa	ct with auj sites				3
Mitigation measures					Total score
					13
Highways site support yes					
Contingent on other sites					
Highways England	-1	N. A Chaker	Me objection		1
Impact No material impa	Cl [Network Status	No objection		
Network Rail					
Yorkshire Water Treatment Works Kno	strop				
co-ordinated with Yorkshir the site. The forthcoming with YW's investment. It is take into account available	e Water's Asset AMP(6) will run a particularly implessewerage and N	Management Plans from April 2015 to portant that sites wh WwTW capacity. If a	bulk of Leeds. Development that will (AMP) to ensure the necessary infrast March 2020. Phasing is one method uhich represent a 10% or greater increa a developer wants to bring a site forw contributions. The amount would be	ructure and capacity can be provi sed to ensure sites are brought fo use in population served by the ward before YW have completed ar	ded to serve orward in line orks should ny planned
Environment Agency					
Constraints					
FZ1 over1 ha. See comme	ents in main text	of our response.			

Ramshead Drive

Site Plan ref: n/a SHLAA ref: 4102

LCC	
Ecology support Supported	
Supported but a number of mature trees present that should be retained (which may also be suitable for bat roosting).	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
	_
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
	_
Conclusions	
Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	

This site is a wood known as Ramshead Wood. It is sloping and has some mature tree cover. Not suitable for housing allocation.

North Parkway / Asket Walk

Site Plan ref: n/a SHLAA ref: 4107

Site Details

Easting	434295	Northing	436266	Site area ha	1.56	SP7	Main Urban Area Infill
HMCA Inner Area		Ward	Killingbeck	and Seacroft			

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Medical and Health care services

Other land uses - None

Topograph	y Flat	Landscape	Significant Tree Cover
Boundarie	Partially well-defined	Road front	Yes

Description

Site is designated greenspace (N1) on the existing UDP and as part of a green corridor. The site is surrounded by residntial to the east and west and has a cycle route passing through the middle of it.

Spatial relationships

UDP Designations

0.00	% overlap
0.00	
0.00	
87.83	
0.00	
0.00	
0.00	
87.83	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 87.83 0.00 0.00 0.00 87.83 0.00 0.00 0.00

Core Strategy

	_
Main Urban Area 100.00	% overlap
Major Settlement 0.00	
Minor Settlement 0.00	
ps Urban Extension	

Regeneration Areas

0.00	% overlap
0.00	
100.00	
0.00	
0.00	
	0.00 100.00 0.00

LCC ownership	99.96	
Nearest train station	(Cross Gates
Nearest train station distance	2695.70	
Nearest bus s	7604	
Nearest bus stop distance	(m)	114.46

Agricultural classification					
Grade Percent					
Urban	100				

North Parkway / Asket Walk

FZ1 over1 ha. See comments in main text of our response.

Site Plan ref: n/a SHLAA ref: 4107 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets CS standards but no primary school and lacks local services 5 Access comments Access from Manor Road as existing 5 Local network comments May have cumulative impact with adj 3 Total score Mitigation measures 13 Highways site support 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

North Parkway / Asket Walk

Submission Draft Plan Allocation Conclusion

Site Plan ref: n/a SHLAA ref: 4107

LCC	
Ecology support	Not supported
will create a pinch poi	The Wyke Beck Valley is an extremely important wildlife habitat corridor within a dense urban area. The proposed allocation in this corridor influencing the passage of plants and animals along the valley. This is particularly important for maintaining (ildlife Sites (SEGIs) and Local Nature Reserves. Need to set back the proposed allocation away from the Wyke Beck and Wyke
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	
Conclusions	
Submission Draft Plan	Allocation
Not allocated for hous	ing

The majority of the site is designated as green space on the Site Allocations Plan and as part of a green corridor. The site is surrounded by residential to the east and west and has a cycle route passing through the middle of it. Considered unsuitable for housing allocation.

Brooklands Avenue

Site Plan ref: HG2-93 SHLAA ref: 4110

Site	n	ot:	ile
211 <i>6</i>	.,	Θ 12	1115

Easting	435489	Northing	436140	Site area ha	0.83	SP7	Main Urban Area Infill
HMCA Inner Area			Ward	Killingbeck	and Seacroft		

Site Characteristics

Site type 50:50 green/brown

On-site land uses

Other

Outdoor sport facility

Neighbouring land uses

Dwellings

General

Other land uses

former social club

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

Description

Site is split into two halves. The western edge is a green area whilst the rest of the site is the dub building.

Spatial relationships

UDP Designations

		J
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	✓	

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	

LCC ownership	99.85	
Ne areat train station	-	Sunna Cataa
Nearest train station	Cross Gates	
Nearest train station distance	1870.54	
Nearest bus s	11325	
Nearest bus stop distance	44.05	

Agricultural classification		
Grade Percent		
Urban	100	

Brooklands Avenue

Site Plan ref: HG2-93 SHLAA ref: 4110

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
4buses per hour, 100% employment, prim	ary and secondary			5
Access comments				
Access difficult without conflicting with scl	nool/bus access to [David Young Academy and retained bus	s link	1
Local network comments May have symulative impact with adi				
May have cumulative impact with adj				3
Mitigation measures				Total score
May require alterations to existing traffic of	alming			9
Highways site support Yes				
Contingent on other sites				
Highways England				
	Network Status	No objection		
		,		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large wo co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will rur with YW's investment. It is particularly im take into account available sewerage and improvements it may be possible for the costudy.	Management Plans In from April 2015 to portant that sites wh WwTW capacity. If	(AMP) to ensure the necessary infrast March 2020. Phasing is one method us hich represent a 10% or greater increa a developer wants to bring a site forwa	ructure and capacity can be provious sed to ensure sites are brought fo se in population served by the wo ard before YW have completed an	ded to serve rward in line orks should by planned
Environment Agency				
Constraints				
F71 over1 ha See comments in main tex	t of our response			

Brooklands Avenue

Site Plan ref: HG2-93 SHLAA ref: 4110

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
	1
Utilities Gas	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Site is split into two halves. The western edge is a green area whilst the rest of the site is the club building. The site is considered suitable in principle for residential development.

Lambrigg Crescent

Site Plan ref: n/a SHLAA ref: 4114

Site Details

Easting	435256	Northing	435793	Site area ha	0.58	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	d Killingbeck and Seacroft	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

The site is designated greenspace (N1) on the existing UDP and is closely overlooked, being surrounded by existing residential properties. The site has a narrow access point and a public right of way running across it (east-west).

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	91.79	
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	✓	

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	

LCC ownership	99.99	
Nearest train station	(Cross Gates
Nearest train station distance	1694.39	
Nearest bus s	5045	
Nearest bus stop distance	121.99	

Agricultural classification		
Grade Percent		
Urban	100	

Lambrigg Crescent

FZ1 over1 ha. See comments in main text of our response.

Site Plan ref: n/a	SHLAA	ref: 4114			
Overlaps Cons Overlaps L	Listed Building rlaps N37 SLA		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded		
Greenbelt assessment	not required				
Summary of infrastr	ucturo provid	or common	ate.		
LCC Highways Commen Public transport accessibili 4buses per hour 100% em	ty comments				Rank (1-5)
Access comments Access via Lambrigg Cresc	ent				5
Local network comments No known issues with capa	acity				5
Mitigation measures					Total score
Highways site support Yes]
Contingent on other sites					_
Highways England Impact No material impa Network Rail	ct N	etwork Status	No objection		
Yorkshire Water					
Treatment Works Knocknostrop High and Low Le co-ordinated with Yorkshir the site. The forthcoming with YW's investment. It is take into account available	re Water's Asset N AMP(6) will run f s particularly impos s sewerage and W	Management Pl From April 2019 Ortant that site WTW capacity	the bulk of Leeds. Development that will lans (AMP) to ensure the necessary infrast to March 2020. Phasing is one method us which represent a 10% or greater increso. If a developer wants to bring a site forwide contributions. The amount would be	tructure and capacity can be provi used to ensure sites are brought for ase in population served by the w ward before YW have completed a	ided to serve orward in line orks should ny planned
Environment Agency					
Constraints					

Lambrigg Crescent

Site Plan ref: n/a SHLAA ref: 4114

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The majority of the site is designated as green space on the Site Allocations Plan and is closely overlooked, being surrounded by existing residential properties. The site has a narrow access point and a public right of way running across it (east-west). Unsuitable for residential allocation.

Foundry Mill Street

Site Plan ref: n/a SHLAA ref: 4115

Site	Details

Easting	435008	Northing	435482	Site area ha	1.59	SP7	Main Urban Area Infill
HMCA Inner Area		Ward	Killingbeck	and Seacroft			

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor sport facility

Neighbouring land uses

Education

Other

Places of worship

Other land uses

community centre

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

Description

The site is designated greenspace (N1) on the existing UDP and there is a playing pitch on site. It is a flat site (although at a lower level than Foundry Mill Street) within the main urban area, with a road frontage

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	100.00	
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	✓	

% overlap

Regeneration Areas

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

LCC ownership	100.00	
Nearest train station	(Cross Gates
Nearest train station distance	1643.58	
Nearest bus s	12079	
Nearest bus stop distance	135.93	

Agricultural classification		
Grade Percent		
Urban	100	

Foundry Mill Street

FZ1 over1 ha. See comments in main text of our response.

Site Plan ref: n/a	SHLAA ref: 4115			
0\	verlaps SSSI	Overlaps Public Right of Way		
Ov	verlaps SEGI	Overlaps SFRA Flood Zone		
	verlaps LNA	Overlaps EA Flood Zone		
	verlaps LNR	Overlaps HSE Major Hazard		
Overlaps Conser		Overlaps HSE Gas Pipeline		
Overlaps Lis		Overlaps Pot. Contamination	✓	
	aps N37 SLA	Overlaps Minerals Safeguarded		
Overlaps Strat. Employ	ment buffer	Overlaps Minerals Safeguarded 100m		
Greenbelt assessment no	ot required			
Summary of infrastrue	cture provider commer	nte		
		113		
LCC Highways Comments Public transport accessibility				Rank (1-5)
•	oyment, primary secondary a	nd health		Karik (1-3)
4buses per flour 10076 empr	dyment, primary secondary a	nu neatti		5
Access comments				
Access via Foundry Mill Stree	et .			_
				5
L L				
Local network comments	ity			
No known issues with capaci	ity			5
Mitigation measures				Total score
	to existing traffic calming to f	facilitate access		
				15
Highways site support				
Yes with mitigation				
0 11 1 11				
Contingent on other sites				
History Francis				
Highways England	National Chatra	No objection		
Impact No material impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knost	ron			
	<u>'</u>	e the bulk of Leeds. Development that will o	connect to the public sewer system	needs to be
co-ordinated with Yorkshire	Water's Asset Management P	lans (AMP) to ensure the necessary infrast	ructure and capacity can be provide	ed to serve
		5 to March 2020. Phasing is one method us		
with YW's investment. It is p	particularly important that site sewerage and WwTW capacity	es which represent a 10% or greater increa y. If a developer wants to bring a site forwa	ise in population served by the wor ard before YW have completed any	rks should r planned
		vide contributions. The amount would be		
study.	· ·			
Environment Agency				
2				

Foundry Mill Street

Site Plan ref: n/a SHLAA ref: 4115

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Talasama	
Telecoms	
Other	
Heritage England	
Natural England	
Tracar ar England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is designated as green space on the Site Allocations Plan and there is a playing pitch on site. It is a flat site (although at a lower level than Foundry Mill Street) within the main urban area, with a road frontage. Not suitable as a housing allocation.

Hawkshead Crescent

Site Plan ref: HG2-98 SHLAA ref: 4120

Site Details

Ī	Easting	435162	Northing	435170	Site area ha	0.78	SP7	Main Urban Area Infill
	HMCA	HMCA Inner Area		Ward	Killingbeck	and Seacroft		

Site Characteristics

Site type Brownfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Area of Green Land between two sets of houses. Surrounded area devoted to residential.

Spatial relationships

UDP Designations

	J
0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

Main Urban Area 100	0.00 % overlap
Major Settlement 0	0.00
Minor Settlement 0	0.00
verlaps Urban Extension	
_	

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	

LCC ownership	100.00
Nearest train station	Cross Gates
Nearest train station distance	1334.82
Nearest bus s	7182
Nearest bus stop distance	79.32

Agricultural classification					
Grade Percent					
Urban	100				

Hawkshead Crescent

Constraints

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

Site Plan ref: HG2-98 SHLAA ref: 4120 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 4buses per hour 100% employment, primary secondary and health 5 Access comments Access via Hawkshead Crescent or Tarnside Drive 5 Local network comments No known issues with capacity 5 Total score Mitigation measures 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** 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**

Hawkshead Crescent

Site Plan ref: HG2-98 SHLAA ref: 4120

LCC					
Ecology support	Supported				
Supported					
Education comments					
EL 1811					
Flood Risk					
Utilities					
Gas					
Floatrio	1				
Electric					
Fire and Rescue					
Telecoms					
Other					
Heritage England					
0 0					
	-				
Natural England					
Conclusions					
Submission Draft Plan	Allocation				
Housing allocation					
Submission Draft Plan Allocation Conclusion					

Brownfield (former cleared housing site) in the Main Urban Area. Suitable in principle for residential development.

Seacroft Hall

Site Plan ref: n/a SHLAA ref: 4122

Site Details

Easting	435681	Northing	435384	Site area ha	7.6	SP7	Main Urban Area Infill
HMCA Inner Area Ward Killingbeck and Seacrot		and Seacroft					

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Education

Allotment and city farm

Other land uses - None

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

% overlap

Description

Designated greenspace (N1) on the existing UDP. Part of the site also contains a designated allotment site (N1A). Site slopes significantly in parts. Sites to the east and South west are residential. Criss crossed by paths and includes a playing pitch. This space has significant amenity value.

Spatial relationships

UDP Designations

0.00
0.00
0.00
93.00
0.05
0.00
0.83
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

LCC ownership) %	98.63
Nearest train station	(Cross Gates
Nearest train station distance	(m)	1114.84
Nearest bus s	top	7582
Nearest bus stop distance	(m)	259.63

Agricultural classification		
Grade Percent		
Urban	100	

Seacroft Hall

Site Plan ref: n/a SHL	AA ref: 4122			
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	vider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
4buses per hour 100% employment, prin	mary secondary and h	nealth		5
Access comments				
Access not ideal however, given existing required to facilitate access	previous use of site	a small development would be ok. How	vever, alterations to signals	4
Local network comments No known issues with capacity				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 Knostrop				
Knostrop High and Low Level are large was co-ordinated with Yorkshire Water's Ass the site. The forthcoming AMP(6) will ruwith YW's investment. It is particularly it take into account available sewerage an improvements it may be possible for the study.	et Management Plans un from April 2015 to mportant that sites w d WwTW capacity. If	s (AMP) to ensure the necessary infrast March 2020. Phasing is one method u hich represent a 10% or greater increa a developer wants to bring a site forw	ructure and capacity can be pro- sed to ensure sites are brought ase in population served by the vard before YW have completed	vided to serve forward in line works should any planned
Environment Agency				
Constraints				
FZ1 over1 ha. See comments in main to	ext of our response.			

Seacroft Hall

Site Plan ref: n/a SHLAA ref: 4122

LCC	
Ecology support	Supported
Supported	
	1
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
relections	
Other	
Heritage England	
Natural England	

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is designated as green space on the Site Allocations Plan. Site slopes significantly in parts. Sites to the east and South west are residential. Criss crossed by paths and includes a playing pitch. This space has significant amenity value. Unsuitable for housing allocation.

York Road / Selby Road

Site Plan ref: HG2-104 SHLAA ref: 4123

Site Details

Easting	434018	Northing	434090	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Transport tracks and ways

Other land uses - None

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

Description

Site is in a state of dereliction and is overgrown. Although surrounded by road and railway, considerable residential exists. The site adjacent is also used for residential.

Spatial relationships

UDP Designations

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	4.63	
Nia anna di Annaira adadia a		D C.4
Nearest train station	Cross Gates	
Nearest train station distance	2294.16	
Nearest bus s	8659	
Nearest bus stop distance	76.96	

Agricultural classification		
Grade Percent		
Urban	100	

York Road / Selby Road

Site Plan ref: HG2-104 SHLAA ref: 4123

Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
1bph, 100% primary, secondary.	3
A	
Access comments Access via Old Run Road away from roundabout - or possible alterations to roundabout to provide 4th arm.	5
Local network comments	
May have cumulative impact with school opposite/john charles centre traffic	4
Mitigation measures	Total score
Alterations to signals to facilitate access.	
Alterations to signals to radiitate access.	12
Highways site support	
Yes with mitigation	1
Too Will Timegation	
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 syste co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought for with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the water than the sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed are improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funder study.	ded to serve orward in line orks should ny planned
Environment Agency	
Constraints	
FZ1 under 1 ha. See comments in main text of our response. Wyke Beck abuts.	

York Road / Selby Road

Site Plan ref: HG2-104 SHLAA ref: 4123

LCC	
Ecology support	Supported with mitigation
Supported with mitiga Bridge access road) to trees.	tion (Amber) provided that a scheme is brought forward to protect and enhance the eastern 20 metres of the site (Killingbeck include deculverting the Wyke Beck - and plant the adjacent 20 metre buffer from the Wyke Beck with native shrubs and
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	
09/00058/FU	Detached security hut with attached store and detached store to vacant site		71	
14/03960/OT	Outline application for commercial A1/A3/A5 units	Α	75	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Brownfield site, suitable in principle for residential development. Some Highway concerns regarding access, but given former use and small scale of development that could be accommodated an acceptable solution is likely to be available.

John Charles Approach, Middleton

Site Plan ref: n/a SHLAA ref: 4124

Site Details

Easting	430518	Northing	430273	Site area ha	4.26	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	d Middleton Park	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Outdoor sport facility

Neighbouring land uses

Education

Manufacturing and Wholesale

Other land uses - None

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

Description

Site appears to be well used and has significant amenity value. To the west is a large indutrial estate with residential to the east and a school to the south. It should be noted that the site has a rail track along the western edge and is subject to significant level changes.

Spatial relationships

UDP Designations

L			J.
	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	99.99	
	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	✓	

% overlap

Regeneration Areas

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

LCC ownership	75.48	
Nearest train station		Leeds City
Nearest train station distance	(m)	3033.33
Nearest bus s	13915	
Nearest bus stop distance	139.13	

Agricultural classification		
Grade Percent		
Urban	100	

John Charles Approach, Middleton SHLAA ref: 4124 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way **~** Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 2bph 100% employment, primary, secondary and health 4 Access comments Access via Old Run Road away from roundabout - or possible alterations to roundabout to provide 4th arm. 5 Local network comments No know issues with capacity 5 Total score Mitigation measures May require alterations to existing traffic calming/roundabout. 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

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.

John Charles Approach, Middleton

Site Plan ref: n/a SHLAA ref: 4124

LCC	
Ecology support	Not supported
grassland of unknown retained for woodland	- Potential acid grassland. This area was semi-improved acid grassland in the 1990 Phase 1 Habitat survey. It is still rough diversity. Quality unknown. Needs assessing before allocation. Likely that a significant proportion of the site should be creation and acidic grassland management - the emerging Leeds Habitat Network is likely to support the need to link open nd habitats in this area (from Middleton Woods to the south to the M621 to the north).
Education comments	
Flood Risk	
	4
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other]
Heritage England	
Natural England	
Ivatural Eligianu	
Conclusions	
Submission Draft Plan	Allocation
Not allocated for hous	ing

Submission Draft Plan Allocation Conclusion

Site appears to be well used and has significant amenity value. It should be noted that the site has a rail track along the western edge and is subject to significant level changes. Not suitable for housing allocation.

Winrose Drive, Middleton

Site Plan ref: HG2-116 SHLAA ref: 4125

Site Details

Easting	430924	Northing	429492	Site area ha	0.41	SP7	Main Urban Area Infill
HMCA	HMCA Inner Area		Ward	Middleton F	Park		

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Education

Dwellings

Other land uses - None

Topogra	hy Flat	Landscape	Limited Tree Cover
Boundar	es Existing well defined	Road front	Yes

Description

This site is adjacent to residential development and next to a playground. It isopen green land. It is understood that a long term vision is to use the money gained from developing the land as residential to imporve the play facilities.

Spatial relationships

UDP Designations

3		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	92.47	
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	· •	

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	

LCC ownership	92.37	
Nearest train station		Cottingley
Nearest train station distance	3587.08	
Nearest bus s	10822	
Nearest bus stop distance	(m)	123.08

Agricultural classification		
Grade	Percent	
Urban	100	

Winrose Drive, Middleton Site Plan ref: HG2-116 SHLAA ref: 4125 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) PT CS standards met schools/health/local services but distant from rail service 5 Access comments Potential difficulties due to shared access with hotel or direct would be spacing/vis? 2 Local network comments Local congestion but only 12 units proposed 4 Total score Mitigation measures May require alterations to existing traffic calming along Winrose Drive to facilitate access 11 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

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

Winrose Drive, Middleton

Site Plan ref: HG2-116 SHLAA ref: 4125

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

Housing allocation

Submission Draft Plan Allocation Conclusion

Site considered suitable in principle for residential. In close proximity to Middleton Park which is designated green space on the Site Allocations Plan, and green space to the north and east.

Domestic Street, Holbeck

Site Plan ref: n/a SHLAA ref: 4225

Site Details

Easting	428778	Northing	432647	Site area ha	2.57	SP7	Main Urban Area Infill
HMCA	HMCA Inner Area		Ward	Beeston and	d Holbeck		

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Wholesale distribution

Neighbouring land uses

Shops

Car Showroom

Other land uses - None

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

Description

Two sites straddling a four lane road. Predominantly in a light industrial area although some shops and car show rooms around. The site is comprised of two areas split by Dometic Street in holbeck. The sites are populated with light industrial and storage and distribution uses. In the main the sites are occupied. Other uses in the area such as retail and car showrooms. There is no residential adjacent. Given these factors it is difficult to see how these areas can be considered suitable for housing schemes.

Spatial relationships

UDP Designations

obi besignations		
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	✓	

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	

LCC ownership	%	1.36
Nearest train station	Leeds City	
Nearest train station distance	(m)	1064.14
Nearest bus s	top	19
Nearest bus stop distance	(m)	21.38

Agricultural classification		
Grade	Percent	
Urban	100	

Domestic Street, Holbeck

Supported

SHLAA ref: 4225 Site Plan ref: n/a Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Standards except Secondary Education, however much of the city centre is within 2km walk. 4 Access comments Existing access points can be reused 5 Local network comments Close to city centre, so suffes peak hour congestion, particularly Ingram Distributor and Domestic Street, but likely to be a low 4 traffic generator. Total score Mitigation measures Yes, local capacity improvements 13 Highways site support Yes with mitigation Contingent on other sites **Highways England** Impact No material impact Network Status No objection, no mitigation required Assessment of cumulative impact with other sites needed **Network Rail Yorkshire Water Treatment Works** Surface water should drain to SuDS/watercourse. Further investigation will be required regarding capacity at Garforth waste water treatment works **Environment Agency** Constraints Within FZ3. See comments in our previous I&O consultation. LCC **Ecology support** Supported

Domestic Street, Holbeck

Education comments

Flood Risk

Site is mostly located in Flood Zone 3A (i). The NW corner is in Flood Zones 1 and 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

Conclusions

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

The site is comprised of two areas split by Domestic Street in Holbeck. The sites contain light industrial and storage and distribution uses. In the main the sites are occupied. Other uses in the area include retail and car showrooms. There is no residential adjacent. Not suitable for housing allocation.

Former Moorend training Centre, Tulip Street, Hunslet

Site Plan ref: n/a SHLAA ref: 5007

Site Details

Easting	430666	Northing	431107	Site area ha	0.71	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant building

Neighbouring land uses

Dwellings

Shops

Other land uses - None

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

Description

An adult training centre built around 1976. Presumed derelict as still on Council website for sale and 2014 Google pictures suggest as much. Next to large retail park (City South).

Spatial relationships

UDP Designations

· 3 · · · ·		J
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	✓	

% overlap

Regeneration Areas

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

LCC ownership	%	97.16	
Nearest train station	Leeds City		
	Nearest train station distance (m)		
Nearest bus s	4010		
Nearest bus stop distance	69.28		

Agricultural classification			
Grade Percent			
Urban	100		

Former Moorend training Centre, Tulip Street, Hunslet

Supported (Green)

Site Plan ref: n/a SHLAA ref: 5007 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **V** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Part PT meets rest 4 Access comments Existing access on to Tulip St OK 5 Local network comments Capacity / operation of Tulip St/Beza St poor 3 Total score Mitigation measures Improvement to Tulip St / Beza St 12 Highways site support Yes with mitigation Contingent on other sites **Highways England** Impact No material impact Network Status No objection, no mitigation required n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints South east of site within FZ2. See comments in our previous I&O consultation. LCC Ecology support Supported

Former Moorend training Centre, Tulip Street, Hunslet

Site Plan ref: n/a

Safeguarded Gypsy and Traveller site HG6-3

SHLAA ref: 5007 **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 housing Submission Draft Plan Allocation Conclusion

Gledhow Road/Gledhow Terrace

Site Plan ref: HG2-100 SHLAA ref: 5014

Site Details

Easting	431412	Northing	434946	Site area ha	0.43	SP7	Main Urban Area Infill
HMCA Inner Area		Ward	Gipton and	Harehills			

Site Characteristics

Site type Brownfield

On-site land uses

Car Parks

Neighbouring land uses

Education

Dwellings

Manufacturing and Wholesale

Office

Education

Other land uses - None

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

Description

Land currently in use as a Car Park. Educational uses to the north and residential to the west. To the west is a small busniess park. Site is close to the City Centre.

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	✓	

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	

LCC ownership %		99.94
Nearest train station		Leeds City
Nearest train station distance (m)		2456.75
Nearest bus s	1886	
Nearest bus stop distance (m)		120.58

Agricultural classification			
Grade	Percent		
Urban	100		

Gledhow Road/Gledhow Terrace

Site Plan ref: HG2-100 SHLAA ref: 5014

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI	_	Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone	✓	
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building Overlaps N37 SLA		Overlaps Pot. Contamination Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure prov	vider comment	s		
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Core Standards				
				5
Access comments				
Access on to Gledhow Road OK				
				5
Local network comments				
OK	1			
				4
Mitigation measures				Total score
Displaced hospital parking is an issue to	address			
				14
[
Highways site support Yes with mitigation				
res with mitigation				
Contingent on other sites				
Contingent on other sites				
Highways England				
Impact No material impact	Network Status	No objection, no mitigation required		
n/a	-			
National Dail				
Network Rail				
Yorkshire Water				
Treatment Works				
'				
Environment Agency				
Constraints				
West of site FZ2 & FZ3. See comments in	n our previous I&O	consultation.		
LCC				
Ecology support Supported				
Supported (Green)				

Gledhow Road/Gledhow Terrace

Site Plan ref: HG2-100 SHLAA ref: 5014

Education comments					
Flood Risk					
Flood Zone 1. Potential flood risk from Gipton Beck Trunk sewer. This should be addressed within the 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					
Culturalization Droft Dlam Allocation					
Submission Draft Plan Allocation Housing allocation					
Housing anocation					
Submission Draft Plan Allocation Conclusion					
Brownfield site in the Main Urban Area, suitable in principle for residential development.					

Amberton HOP, Thorn Mount, Gipton

Site Plan ref: HG2-88 SHLAA ref: 5017

Site Details

Easting	433133	Northing	435576	Site area ha	0.55	SP7	Main Urban Area Infill
HMCA	HMCA Inner Area		Ward	Gipton and	Harehills		

Site Characteristics

Site type 40:60 green/brown

On-site land uses

Vacant building

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

Home for Older Persons that has been recently closed. Vacant building. Residential and greenspaces around the site.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
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

ain Urban Area 100.00 %	6 overlap
jor Settlement 0.00	
nor Settlement 0.00	
ban Extension	

% overlap

Regeneration Areas

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

LCC ownership	100.00	
Nearest train station	(Cross Gates
Nearest train station distance ((m)	3347.30
Nearest bus s	top	8857
Nearest bus stop distance	(m)	243.96

Agricultural classification				
Grade Percent				
Urban	100			

Amberton HOP, Thorn Mount, Gipton

Site Plan ref: HG2-88 SHLAA ref: 5017

Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA	Ä	Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<u>✓</u>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m	\Box	
Greenbelt assessment not required				
Summary of infrastructure provi	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Core Standards				
				5
Access comments				
Use existing access on to Thorn Mount				
				5
Local network comments				
OK				
				4
				Total score
Mitigation measures				Total score
				14
Highways site support				
Yes				
Contingent on other sites				
Highways England				
Impact No material impact	Network Status	No objection, no mitigation required		
n/a				
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
FZ1 under 1ha. See comments in our prev	ious I&O consultat	ion		
LCC				
Ecology support Supported				
Supported (Green)				

Amberton HOP, Thorn Mount, Gipton

Site Plan ref: HG2-88 SHLAA ref: 5017

Brownfield site in the Main Urban Area, suitable in principle for residential development.

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
Housing allocation
Submission Draft Plan Allocation Conclusion

Land at Brown Lane West, Holbeck

Site Plan ref: n/a SHLAA ref: 5018

Site Details

Easting	428531	Northing	432249	Site area ha	1.69	SP7	Main Urban Area Infill
HMCA Inner Area		Ward	Beeston and	d Holbeck			

Site Characteristics

Site type Greenfield

On-site land uses

Vacant land

Transport tracks and ways

Neighbouring land uses

Vacant building

Office

Manufacturing and Wholesale

Allotment and city farm

Car Showroom

Wholesale distribution

Other land uses - None

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

Description

Vacant land with no access to the public.

Spatial relationships

UDP Designations

0.00 % overlap N32 Greenbelt 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 0.00 CC Shopping Quarter **UDP City Centre** 0.00 0.00 S2S6 Town Centre Proposed Local Centre 0.00 0.00 Sch. Ancient Mon.

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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	

LCC ownership %		85.17
Nearest train station		Leeds City
Nearest train station distance	(m)	1495.16
Nearest bus stop		14145
Nearest bus stop distance	(m)	203.00

Agricultural classification		
Grade	Percent	
Urban	100	

Land at Brown Lane West, Holbeck

Ecology support

Supported (Green)

Supported

Site Plan ref: n/a SHLAA ref: 5018 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **V** Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Industrial backland fails to meet CS Standards 1 Access comments Acces onto Brown Lane West shared indusrial access, unsuitable for residential use 1 Local network comments congested part of the network 3 Total score Mitigation measures 5 Highways site support Contingent on other sites **Highways England** Impact No material impact Network Status No objection, no mitigation required n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints Site within FZ3. See comments in our previous I&O consultation. On a historic landfill. LCC

Land at Brown Lane West, Holbeck Site Plan ref: n/a SHLAA ref: 5018 Education comments Flood Risk Flood Zone 3A(i). Source is Hol 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 Other Heritage England Natural England

Conclusions

Submission Draft Plan Allocation
Not allocated for housing

Submission Draft Plan Allocation Conclusion Site proposed for employment allocation.

Burley Willows Care Home, Willow Garth, Burley

Site Plan ref: HG2-108 SHLAA ref: 5020

Site Details

Easting	428169	Northing	434378	Site area ha	0.47	SP7	Main Urban Area Infill
HMCA	Inner Area		<u> </u>		Ward	Hyde Park	and Woodhouse

Site Characteristics

Site type Brownfield

On-site land uses

Vacant building

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

Recently closed Home for Older People. Green areas and resdential surround the site.

Spatial relationships

UDP Designations

0.00	% overlap
0.00	
0.00	
4.08	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 4.08 0.00 0.00 0.00 0.00 0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

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	

LCC ownership %		100.00
Nearest train station		Burley Park
Nearest train station distance (842.92
Nearest bus s	` ′	9465
Nearest bus stop distance ((m)	104.15

Agricultural classification		
Grade	Percent	
Urban	100	

Burley Willows Care Home, Willow Garth, Burley

Site Plan ref: HG2-108 SHLAA ref: 5020

Overlaps SSSI Overlaps Public Right of Way	
Overlaps SEGI Overlaps SFRA Flood Zone	
Overlaps LNR Overlaps HSE Major Hazard	
Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps EA Flood Zone Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Meets Core Standards	
inicets our e standards	5
Access comments	
Access from Willow Approach / Willow Garth	
	5
Local network comments	
OK	
	5
	Total score
Mitigation measures	Total score
	15
Highways site support	
No	
Contingent on other sites	
Contingent on other sites	\neg
Highways England	
Impact No material impact Network Status No objection, no mitigation required	
n/a	
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
Site with FZ2 and FZ3. See comments in our previous I&O consultation.	
LCC	
Ecology support Supported	
Supported (Green)	

Burley Willows Care Home, Willow Garth, Burley Site Plan ref: HG2-108 SHLAA ref: 5020

Brownfield site in the Main Urban Area, suitable in principle for residential development.

Education comments
Flood Risk
Approx. 50% of site in Flood Zone 2. Approx. 10% of site is in Flood Zone 3A(i). Remainder of site is 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
LICCUIT
Fire and Rescue
T.1
Telecoms
Other
Heritage England
Heritage England
Natural England
Conclusions
Submission Draft Plan Allocation
Housing allocation
Submission Draft Plan Allocation Conclusion

Sheepscar Tannery, Leeds, LS7 2BY

Site Plan ref: n/a SHLAA ref: 5280

Site	Detail	s

Easting	430419	Northing	435215	Site area ha	1.46	SP7	Main Urban Area Infill
HMCA Inner Area		Ward	Chapel Alle	rton			

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Wholesale distribution

Neighbouring land uses

Car Showroom

Vacant land

Manufacturing and Wholesale

Storage

Other land uses - None

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

Description

Site is in current employment use and borders onto a industrial area. To the east is a major distributor road into the City Centre. It is well connected by public transport to the City Centre and has access to both Scott Hall and Meanwood Road.

Spatial relationships

UDP Designations

0.00 % overlap N32 Greenbelt 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		

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	

LCC ownership	0.00	
Nearest train station		Leeds City
Nearest train station distance	2150.57	
Nearest bus s	7418	
Nearest bus stop distance	(m)	81.44

Agricultural classification					
Grade Percent					
Urban	100				

Sheepscar Tannery, Leeds, LS7 2BY

Site Plan ref: n/a SHLAA ref: 5280

Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded overlaps Minerals Safeguarded Inverlaps Minerals Safeguarded		
Greenbelt assessment not required				
Summary of infrastructure provi	der comments			
LCC Highways Comments	der deminients			
Public transport accessibility comments				Rank (1-5)
Access to PT, Local services, Health, Empl	oyment and Education	on in line with CS		5
Access comments				
requires development of adjacent sites for	access			3
Local network comments				
Cumulative impact on peak hours congest	on with adjacent site	es		3
Mitigation measures				Total score
requires development of adjacent site for	suitable access on Bu	uslingthorpe Lane		11
Highways site support				1
Yes with mitigation				
Contingent on other sites				
Contingent on other sites Yes				1
Highways England				
Impact	Network Status			
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
LCC Ecology support Supported with mit	igation			
Ecology support Supported with mit Supported with mitigation (Amber) - Site		scar Beck to be deculverted and enha-	nced to form part of a hindiversity	huffer along

Supported with mitigation (Amber) - Site Requirement "Sheepscar Beck to be deculverted and enhanced to form part of a biodiversity buffer along the south and south-west part of the site." Sheepscar Beck is culverted under parts of the site (forming part of the Leeds Habitat Network) and saved policy N39B seeks renaturalisation of water courses. White Clawed Crayfish recorded in Sheepscar Beck.

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

Conclusions

Natural England

Submission Draft Plan Allocation

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Sheepscar Tannery, Leeds, LS7 2BY

Site is in current employment use and within an industrial area. To the east is a major distributor road into the City Centre. It is well connected by public transport to the City Centre and has access to both Scott Hall and Meanwood Road. It is considered that it is inappropriate to allocate for housing as the site is in employment use.

Burley Liberal Club, Burley Road/Willow Road

Site Plan ref: HG2-211 SHLAA ref: 5307

Site Details

Ī	Easting	428052	Northing	434476	Site area ha	0.57	SP7	Main Urban Area Infill
	HMCA	Inner Area				Ward	Hyde Park a	and Woodhouse

Site Characteristics

Site type 70:30 green/brown

On-site land uses

Vacant building

Vacant land

Outdoor sport facility

Neighbouring land uses

Dwellings

Transport tracks and ways

Outdoor amenity and open space

Manufacturing and Wholesale

Other land uses - None

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

Description

Site is a disused Liberal club the south of Burley Road and to the west of Willow Road. The site contains a vacant property (the Liberal club) and associated land. The club also had a car park. Part of the site is taken up with greenspace - sports typology. However this is not protected and has not been used for some time. To the west is a railway line. Both west and east of the site are residential areas. South of the site (split by Kirkstall Road and buffered by an area of greenspace) is an industrial area.

Spatial relationships

UDP Designations

N32 Greenbelt 0.00 % overlap N34 PAS 0.00 RL1 Rural Land 0.00 N1 Greenspace 0.77 **N1A Allotments** 0.00 0.00 N5 Open Space 0.00 N6 Playing Pitch 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	V	

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	97.63	
Nearest train station	Burley Park	
Nearest train station distance (m)		717.56
Nearest bus s	3350	

52.35

Agricultural classification			
Grade Percent			
Urban	100		

Nearest bus stop distance (m)

Burley Liberal Club, Burley Road/Willow Road

Site Plan ref: HG2-211 SHLAA ref: 5307

Overlaps SSSI Overlaps Public Right of Way	
Overlaps SEGI Overlaps SFRA Flood Zone	
Overlaps LNA Overlaps EA Flood Zone	
Overlaps LNR Overlaps HSE Major Hazard	
Overlaps Conservation Area Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Name Conservation Zone Overlaps HSE Major Hazard Overlaps Pot. Contamination ✓	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Access to PT,Local services, Health, Employment and Education in line with CS	
	<u> </u>
Access comments	
Access would rely on site immediately to north to get access to Victoria Road. No other vehicle access is possble	
	3
Local network comments	
Cumulative impact on peak hours congestion	3
	3
	Tatal assure
Mitigation measures	Total score
None identified	11
Highways site support	
Yes with mitigation	
Contingent on other sites	
Yes	
Highways England	
Impact Network Status	
Network Rail	
Variabina Watan	
Yorkshire Water	
Treatment Works	
Environment Agency	
Environment Agency	
Constraints	
LCC	
05 11	
Supported (Green)	

Burley Liberal Club, Burley Road/Willow Road

Site Plan ref: HG2-211 SHLAA ref: 5307

Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
LIECTIC	
Fire and Rescue	
T.1	
Telecoms	
Other	
Heritage England	
Natural England	
3	

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Site is a disused Liberal club the south of Burley Road and to the west of Willow Road. The site contains a vacant property (the Liberal club) and associated land and car park. None of the site is green space in the UDP. The SAP had proposed to designate the former playing pitch as green space (G1822), along with the existing green space to the south. However, the pitch has not been used for some time. Both west and east of the site are residential areas. The site has been identified by the Council as suitable for redevelopment. At a strategic level it is felt that the small loss of green space is offset by the benefit regeneration of this brownfield site within the main urban area would bring. Development would be expected to provide on site green space in accordance with policy G4.

Asket Avenue, LS14

Site Plan ref: n/a SHLAA ref: 5330

Site Details

Easting	434338	Northing	436256	Site area ha	0.58	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck	and Seacroft

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Medical and Health care services

Other land uses - None

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

Description

The site is a green area in Seacroft. Most of the site is covered by an Amenity Greenspace designation. However a strip of the eastern edge of the area was previously housing. Directly to the South West of the site is the Wykebeck Way which is an important Greenspace/Green corridor. A medical facility is to the North West of the site with residential to the North, East and South.

Spatial relationships

UDP Designations

N22 Croopholt	0.00	0/ 0
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	71.49	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	71.49	
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		

Regeneration Areas

0.00	% overlap
0.00	
100.00	
0.00	
0.00	
	0.00 100.00 0.00

LCC ownership	99.99	
Nearest train station	Cross Gates	
Nearest train station distance	2656.89	
Nearest bus s	1951	
Nearest bus stop distance	125.12	

Agricultural classification		
Grade Percent		
Urban	100	

Asket Avenue, LS14

Site Plan ref: n/a	SHLAA	ref: 5330			
	Overlana CCCI		Overland Dublic Dight of Wey		
	Overlaps SSSI		Overlaps Public Right of Way Overlaps SFRA Flood Zone		
	Overlaps SEGI Overlaps LNA		Overlaps EA Flood Zone		
	Overlaps LNR		Overlaps HSE Major Hazard		
Overlans Con	servation Area		Overlaps HSE Gas Pipeline		
	Listed Building		Overlaps Pot. Contamination		
	erlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Emp	-		Overlaps Minerals Safeguarded 100m		
Oronapo on an Emp	ioginion barror		volupe illinerale careguarace 100111		
Greenbelt assessment	not required				
Summary of infrasti	ructure provid	er comments			
LCC Highways Comme	nts				
Public transport accessibil	ity comments				Rank (1-5)
Lacking local services					
					4
Access comments					
	ed by Regeneratio	n for the creation	of a bus route between North Parkway	and Askett Ave., possibly	
incorporating the alignme	nt of Askett Walk.	This is likely to ha	ve an impact on the capacity of the si	te, although could be utilised to	4
provide access. Could cui	rently access site	from Askett Walk	which could be extended in to the site	, likely to require widening.	
Local network comments					
Suitable local network					
					5
Mitigation measures					Total score
willigation measures					
					13
Highways site support					
Yes with mitigation					
ree managanen					
					•
Contingent on other sites					
Highways England					
Impact	N	etwork Status			
			-		
Network Rail					
Yorkshire Water					
Treatment Works					
Environment Agency					
Constraints					
LCC					
Ecology support Su	pported				
Supported (Green)					

Asket Avenue, LS14

SHLAA ref: 5330

Site Plan ref: n/a

Education comments
Flood Risk
Utilities
Gas
Electric
Flore and December 1
Fire and Rescue
Telecoms
relections
Other
Heritage England
Natural England
Camaluaiama
Conclusions
Submission Draft Plan Allocation
Not allocated for housing
Not allocated for housing
Submission Draft Plan Allocation Conclusion
Area needed for link road.
Allocation for fills road.

Seacroft Crescent, Seacroft

Site Plan ref: HG2-212 SHLAA ref: 5331

Site Details

Easting	435449	Northing	436290	Site area ha	1.55	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	d Killingbeck and Seacroft	

Site Characteristics

Site type 80:20 green/brown

On-site land uses

Outdoor amenity and open space

Vacant land

Neighbouring land uses

Dwellings

Shops

Other land uses - None

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

% overlap

Description

This is site is a poor area of Greenspace to the West of the Seacroft local centre (behind Tescos). It includes a large area of designated Greenspace (G219) added to the site of the now closed and cleared Fairview Home for Older People. All other adjacent properties are residential.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
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	✓	

Regeneration Areas

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

LCC ownership	99.22	
Nearest train station	(Cross Gates
Nearest train station distance	2023.30	
Nearest bus s	10737	
Nearest bus stop distance	(m)	96.23

Agricultural classification				
Grade	Percent			
Urban	100			

Seacroft Crescent, Seacroft

Site Plan ref: HG2-212 SHLAA ref: 5331

Overlaps SSSI		Overlaps Public Right of Way	✓	
Overlaps SEGI		Overlaps SFRA Flood Zone		
Overlaps LNA		Overlaps EA Flood Zone		
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	<u></u>	
Overlaps N37 SLA		Overlaps Minerals Safeguarded		
Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded 100m		
Greenbelt assessment not required				
Summary of infrastructure provide	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Within walking distance of Seacroft Centre	and bus station			
				— 5
Access comments				
Access acheivable from Seacroft Crescent a	and Brooklands Ave	. Frontage development would be app	propriate along Bailey's Lane	5
				3
Local network comments				1
Cumulative impact issues				4
				-
				Total score
Mitigation measures		_		Total score
To be determined by TA nothing specific id	entified at this stag	e		14
Highways site support				
Yes				1
O anti-manuta and the marks				-
Contingent on other sites				1
				J
Highways England				
Impact	Network Status			
Network Rail				
Yorkshire Water				
Treatment Works				
Treatment works				
Environment Agency				
Constraints				
LCC				
Ecology support Supported				
Supported (Green)				

Seacroft Crescent, Seacroft

Site Plan ref: HG2-212 SHLAA ref: 5331

Education comments
Flood Risk
Utilities
Gas
Electric
Fire and Rescue
Telecoms
TOTAL CONTROL OF THE PROPERTY
Other
Heritage England
Natural England
reatural England
Conclusions
COLICIOSIONS
Submission Draft Plan Allocation
Housing allocation
Cultimission Proft Plan Allocation Conclusion

Submission Draft Plan Allocation Conclusion

This is site is a poor quality area of green space to the West of the Seacroft local centre (behind Tescos) plus the now closed and cleared Fairview Home for Older People. All other adjacent properties are residential. At a strategic level it is felt that the regeneration development would bring offsets the loss of greenspace. Development would be expected to provide on site green space in accordance with policy G4. Bishops Way, LS14

Site Plan ref: HG2-213 SHLAA ref: 5332

Site Details

E	Easting	434490	Northing	435920	Site area ha	3.74	SP7	Main Urban Area Infill
	HMCA	Inner Area				Ward	ard Killingbeck and Seacroft	

Site Characteristics

Site type 60:40 green/brown

On-site land uses

Outdoor amenity and open space

Outdoor sport facility

Vacant land

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Outdoor sport facility

Education

Other land uses - None

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

Description

The western edge of this is site is made up of the proposed designated greenspace area (G1849). The eastern edge of the site is covered in part by SHLAA site 4090 and is a brownfield site (formerley used for educational purposes). Overlapping the greenspace is an area of N6 that extends to the north into the now David Young Academy. To the west of the site is the Wykebeck Way which is an important greenpace and green corridor. The the South and East of the site are residential areas. To the north is a school.

Spatial relationships

UDP Designations

ODI Designations				
0.00	% overlap			
0.00	·			
0.00				
48.36				
0.00				
0.00				
30.47				
78.82				
0.00				
0.00				
0.00				
0.00				
0.00				
	0.00 0.00 48.36 0.00 30.47 78.82 0.00 0.00 0.00			

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

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	

LCC ownership	99.97	
Nearest train station	Cross Gates	
Nearest train station distance	2321.88	
Nearest bus s	10244	
Nearest bus stop distance	(m)	320.51

Agricultural classification				
Grade Percent				
Urban	100			

Bishops Way, LS14

Site Plan ref: HG2-213 SHLAA ref: 5332

Overlaps SSSI Overlaps Public Right of Way	
Overlaps SEGI Overlaps SFRA Flood Zone	
Overlaps LNA Overlaps EA Flood Zone	
Overlaps LNR Overlaps HSE Major Hazard	
Overlaps Conservation Area Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Meets CS accessibility standards	
inects of decessionity standards	<u> </u>
Access comments	
Access from Bishop's Way and Brooklands Avenue	
	5
Local network comments	
Small development, minimal impact on network	4
	Total score
Mitigation measures	Total score
To be determined by TA nothing specific identified at this stage	14
Lieburge eite erment	
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	

Bishops Way, LS14

Site Plan ref: HG2-213 SHLAA ref: 5332

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

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

The western edge of this is site is greenspace site (G1849). The eastern part of the site is a brownfield site (formerley used for educational purposes). Adjacent the site is an area of green space that extends to the north into the now David Young Academy. To the west of the site is the Wykebeck Way which is an important green space and green corridor. To the south and east of the site are residential areas. At a strategic level it is felt that the regeneration development would bring offsets the loss of greenspace. Development would be expected to provide on site green space in accordance with policy G4.

York road/ South Parkway, Seacroft

Site Plan ref: HG2-214 SHLAA ref: 5333

Site Details

Easting	435777	Northing	435702	Site area ha	1.22	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Killingbeck and Seacroft	

Site Characteristics

Site type 30:70 green/brown

On-site land uses

Derelict

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Outdoor sport facility

Education

Other land uses - None

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

Description

Site is made up of two parts. To the east is an area of Brownfield Land. To the West is some Greenspace (amenity) which is a small part of G326. To the south of the site are playing fields (the rest of G326). West is a school and to the Northand east are residential area.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	50.75	
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	✓	

% overlap

Regeneration Areas

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

LCC ownership	99.96	
Nearest train station	(Cross Gates
Nearest train station distance	1354.12	
Nearest bus s	14267	
Nearest bus stop distance	(m)	40.23

Agricultural classification		
Grade Percent		
Urban	100	

York road/ South Parkway, Seacroft

Site Plan ref: HG2-214 SHLAA ref: 5333

Overlaps SSSI Overlaps Public Right of Way	
Overlaps SEGI Overlaps SFRA Flood Zone	
Overlaps LNA Overlaps EA Flood Zone	
Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps Listed Building Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded	
Overlaps Conservation Area Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Access to PT, Local Services, Health Employment and Education in line with CS	
	5
Access comments	
Access is possible from York Road and South Parkway.	
	5
Local network comments	
Cumulative impact on peak hours congestion	
	4
Mitigation measures	Total score
None identified	
	14
Highways site support	
Yes with mitigation	
Contingent on other sites	
No	
Highways England	
Impact Network Status	
Network Rail	
Network Kali	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
65 11	
Supported (Green)	

York road/ South Parkway, Seacroft

Site Plan ref: HG2-214 SHLAA ref: 5333

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

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Site is made up of two parts. To the east is an area of brownfield land. To the west is a small part of a larger green space site G326. To the south of the site are playing fields (the rest of G326), to the west is a school and to the northand east are residential areas. At a strategic level it is felt that the regeneration development would bring offsets the loss of green space. Development would be expected to provide on site green space in accordance with policy G4.

The Halton Moor PH, Halton Moor

Site Plan ref: HG2-215 SHLAA ref: 5334

Site Details

Easting	434520	Northing	433080	Site area ha	0.72	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Ward Temple Newsam	

Site Characteristics

Site type 80:20 green/brown

On-site land uses

Amusement and show places

Outdoor amenity and open space

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Other land uses - None

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

Description

Site is currently a closed down pub surrounded by some hard standing and green space. To the east is a large area of Greenspace. Around the pub on all other side is housing. The proposed site is only part of the overall green area.

Spatial relationships

UDP Designations

			1
N32 Gree	enbelt	0.00	% overlap
N3	4 PAS	0.00	
RL1 Rura	Land	0.00	
N1 Green	space	79.23	
N1A Alloti	ments	0.00	
N5 Open	Space	0.00	
N6 Playing	Pitch	0.00	
N8 Urban Green Co	rridor	0.00	
CC Shopping Q	uarter	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	~	

% overlap

Regeneration Areas

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

Other Spatial Relationships

LCC ownership	4.37	
Nearest train station Cross G		
Nearest train station distance (m) 2231.		

Nearest bus stop 4629
Nearest bus stop distance (m) 315.84

Agricultural classification		
Grade Percent		
Urban	100	

The Halton Moor PH, Halton Moor

Site Plan ref: HG2-215 SHLAA ref: 5334

Overlaps SSSI Overlaps Public Right of Way	
Overlaps SEGI Overlaps SFRA Flood Zone	
Overlaps LNA Overlaps EA Flood Zone	
Overlaps LNR Overlaps HSE Major Hazard	
Overlaps Conservation Area Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Access to PT, Local Services, Health Employment and Education in line with CS	
	5
Access comments	
Access is possible from Rathmell Road at both the northern and southern corners of the site. A footway could be required along the	
full extent of the Rathmell Road frontage.	5
Local network comments	
Cumulative impact on peak hours congestion	
	5
Mitigation measures	Total score
None identified	15
	15
Highways site support	
Yes with mitigation	1
Contingent on other sites	
No	1
Highways England	
Impact Network Status	
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support Supported	
Supported (Green)	

The Halton Moor PH, Halton Moor

Site Plan ref: HG2-215 SHLAA ref: 5334

Education comments
Flood Risk
Utilities
Gas
Electric
Figure 1 Decree
Fire and Rescue
Telecoms
Other
Heritage England
Natural England
Conclusions
Submission Draft Plan Allocation
Housing allocation
Submission Draft Plan Allocation Conclusion

Site is currently a closed down pub surrounded by some hard standing and green space, which is a small part of a larger area of surrounding green space. To the east is a large area of green space. Around the pub on all other sides is housing. At a strategic level it is felt that the regeneration development would bring offsets the loss of green space. Development would be expected to provide on site green space in accordance with policy G4.

Ramshead Approach, Seacroft

Site Plan ref: HG2-216 SHLAA ref: 5338

Site Details

Easting	435673	Northing	436735	Site area ha	1.33	SP7	Main Urban Area Infill
HMCA	HMCA Inner Area		Ward	Killingbeck	and Seacroft		

Site Characteristics

Site type 80:20 green/brown

On-site land uses

Outdoor amenity and open space

Medical and Health care services

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Outdoor amenity and open space

Dwellings

Other land uses - None

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

Description

Site is a large area of designated greenspace with limited tree cover. To the east of the site is the Leeds Ring Road. To the north on the opposite of the road is a large industrial area. To the south of the site is residential with more Greenspace to the west. The site also surrounds an emergency services station that is not available for residential development.

Spatial relationships

UDP Designations

our besignations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.99	
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	✓	

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	

LCC ownership	69.70	
Nearest train station	(Cross Gates
Nearest train station distance	(m)	2369.19
Nearest bus s	top	7283
Nearest bus stop distance	(m)	96.75

Agricultural classification				
Grade Percent				
Urban	100			

Ramshead Approach, Seacroft

Site Plan ref: HG2-216 SHLAA ref: 5338

Overlaps SSSI Overlaps Public Right of Way	
Overlaps SEGI Overlaps SFRA Flood Zone	
Overlaps LNA Overlaps EA Flood Zone	
Overlaps LNR Overlaps HSE Major Hazard	
Overlaps Conservation Area Overlaps HSE Gas Pipeline	
Overlaps Listed Building Overlaps Pot. Contamination	
Overlaps N37 SLA Overlaps Minerals Safeguarded	
Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m	
Greenbelt assessment not required	
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Access to PT, Local Services, Health Employment and Education in line with CS	
Access to 1.1, Eocal Scrivices, Ficaltif Employment and Education in line with es	5
Access comments	
Access is possible from Ramshead Approach to the west of the Ambulance Station	
Access is possible from Namishead Approach to the west of the Ambulance Station	5
Local network comments	
Cumulative impact on peak hours congestion	
	3
Mitigation measures	Total score
Capacity improvements at nearby roundabout	
	13
Highways site support	
Yes with mitigation	
Contingent on other sites No	
NO	
Highways England	
Impact Network Status	
Network Rail	
Network Rail	
Yorkshire Water	
Treatment Works	
Treatment works	
Facility and Automatical Control of the Control of	
Environment Agency	
Constraints	
LCC	
Ecology support Supported	
Supported (Green)	

Ramshead Approach, Seacroft

Site Plan ref: HG2-216 SHLAA ref: 5338

Education comments
Flood Risk
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Telecons
Other
Heritage England
Natural England
Conclusions
Submission Draft Plan Allocation
Housing allocation

Submission Draft Plan Allocation Conclusion

Site is a large area of designated green space with limited tree cover. To the east of the site is the Leeds Ring Road. To the north on the opposite of the road is a large industrial area. To the south of the site is residential with more green space to the west. The site also surrounds an emergency services station that is not available for residential development. At a strategic level it is felt that the regeneration development would bring offsets the loss of greenspace. It is the eastern part of a larger green space area that is being allocated.

Hudson Road, Burmantofts, Leeds LS9 7JJ

Site Plan ref: n/a SHLAA ref: CFSM001

Site Details

Easting	432105	Northing	434267	Site area ha	17.59	SP7	Main Urban Area Infill
HMCA	Inner Area	r Area		Ward	Burmantoft	s 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.

% overlap

Spatial relationships

UDP Designations

N32 Greenbelt	0.00
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)
laps Urban Extension	

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	

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 SHLAA ref: CFSM001 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required 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 Signficant site in built up area - potential for signficant mitigation 3 Total score Mitigation measures To be determined by the Transport Assessment 11 Highways site support Yes with mitigation Contingent on other sites **Highways England** Impact Major Impact Likely to require significant physical mitigation **Network Status** 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.

Hudson Road, Burmantofts, Leeds LS9 7JJ

Site Plan ref: n/a SHLAA ref: CFSM001

LCC	
Ecology support Supported	
Supported	
Education comments	
Flood Risk	
1 TOOU KISK	\neg
Utilities	
Gas	
Cus .	\neg
Electric	
Fire and Rescue	
The 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	

Land At Regent Street/Skinner Lane, Leeds

Site Plan ref: n/a SHLAA ref: CFSM007

Site Details

Easting	430977	Northing	434284	Site area ha	1.03	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics

Site type Brownfield

On-site land uses

Vacant building

Vacant land

Neighbouring land uses

Wholesale distribution

Manufacturing and Wholesale

Office

Other land uses - None

Topograph	/ Flat	Landscape	No Tree Cover
Boundarie	Existing well defined	Road front	Yes

Description

Commercial site with good access surrounded by employment uses.

Spatial relationships

	_	_		
IIDE	Des	ian	atia	2
UDF	, nev	iuii	auo	115

our 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	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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	

LCC ownership	0.21			
Nearest train station	Leeds City			
Nearest train station distance	1686.94			
Nearest bus s	7818			
Nearest bus stop distance	(m)	180.53		

Agricultural classification				
Grade Percent				
Urban	100			

Land At Regent Street/Skinner Lane, Leeds Site Plan ref: n/a SHLAA ref: CFSM007 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA **~** Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Strat. Employment buffer Overlaps Minerals Safeguarded 100m Greenbelt assessment not required Summary of infrastructure provider comments **Highways England** Impact No material impact **Network Status** No objection **Network Rail Yorkshire Water** Knostrop Treatment Works 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 LCC **Ecology support** Supported with mitigation Supported with mitigation to protect, re-open and enhance the Lady Beck and its adjacent bankside habitat. Part of this proposed allocation straddles the Lady Beck, which has historically been culverted under part of the site. Paragraph 117 of the NPPF encourages restoration of this type of wildlife feature, which is a UK BAP Priority Habitat. Subject to protected species surveys, de-culvert the section of the site which straddles the Lady Beck and set back development to a minimum of 10m on both sides and carry out bankside remediation to establish a wildlife corridor. Plant bankside trees close to the water to provide enhanced habitat for crayfish. Another part of this allocation runs along the southern side of the Lady Beck which is currently runs in a heavily engineered water channel - this section of the Lady Beck should also be included in re-naturalisation works to enhance its value for wildlife and also have a minimum 10 metre buffer remediated and improved for wildlife. Current UDP saved policy N39B supports these measures, as does the Biodiversity and Waterfront SPD. See Drawing CFSM007 for the areas to be re-opened and enhanced. Education comments Flood Risk Large part of site shown to lie in Flood Zone 3A(i). Office use is appropriate subject to an acceptable 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

Land At Regent Street/Skinner Lane, Leeds

Site Plan ref: n/a SHLAA ref: CFSM007

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.	Α	99	

Conclusions

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Please refer to site 3402830

Site Deta	ails							
Easting	430753	Northing	433914	Site area ha	1.63	SP7	Main Urban Area Infill	
HMCA	Inner Area		1		Ward	City and Hu	inslet	
Site Cha	racteristi	cs						
Site type								
On-site land uses - None								
Adjacent la	nd uses - No	one						
Other land	uses - None							
Topograph	ıy				Landscape			
Boundarie	S				Road front	No		

Spatial relationships

Description

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	✓	

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	

LCC ownership	%	37.11
Nearest train station		Leeds City
Nearest train station distance	(m)	1283.51
Nearest bus s	top	7166
Nearest bus stop distance	(m)	104.02

Agricultural classific	cation				
Grade	Grade Percent				
Urban	100				

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
	Overlaps Conservation Area
	Overlaps Listed Building
	Overlaps N37 SLA
V	Overlaps Strat. Employment buffer

Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	~
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	~
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Site Bounded By Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds,

Site Plan ref: n/a SHLAA ref: CFSM018

Greenbelt assessment not required

Summary	of infrastructure p	rovider comments	
Highways			
-	nor Material Impact	Network Status	No objection subject to satisfactory mitigation
Potential for	cumulative impact in cor	mbination with other sites	s. If site still included at next sift assess as part of City Centre / Aire Valley cluster.
Network R	ail		
Yorkshire			
Treatment V	Vorks		_
Environme	nt Agency		
Constraints			
FZ3			
LCC			
Ecology sup	oort Supported		
Supported			
Education co	omments		
Flood Risk			
Utilities			
Gas			
Electric			
Liectric			
Fire and Res	cue		
Telecoms			
Other			
Heritage Eng	gland		

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

Natural England

Site Bounded By Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds,

Site Plan ref: n/a SHLAA ref: CFSM018

Submission Draft Plan Allocation	
Not allocated for mixed use	

Submission Draft Plan Allocation Conclusion

Site is an Identified Housing Site with reference HG1-247

Premises At Roseville, Leeds, LS8 5DR

Site Plan ref: n/a SHLAA ref: CFSM027

Site Details

Easting	430958	Northing	434558	Site area ha	1.44	SP7	Main Urban Area Infill
HMCA Inner Area		Ward	City and Hu	inslet			

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.

Spatial relationships

UDP Designations

CD: Doorginations		
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	
ps Urban Extension	

% overlap

Regeneration Areas

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

LCC ownership	0.00
Nearest train station	Leeds City
Nearest train station distance	1863.00
Nearest bus s	5616
Nearest bus stop distance	88.96

Agricultural classification			
Grade Percent			
Urban	100		

Premises At Roseville, Leeds, LS8 5DR

Site Plan ref: n/a SHLAA ref: CFSM027

-				
Overlaps SSSI		Overlaps Public Right of Way		
Overlaps SEGI		Overlaps SFRA Flood Zone	<u></u>	
Overlaps LNA		Overlaps EA Flood Zone	✓	
Overlaps LNR		Overlaps HSE Major Hazard		
Overlaps Conservation Area		Overlaps HSE Gas Pipeline		
Overlaps Listed Building		Overlaps Pot. Contamination	✓	
Overlaps N37 SLA Overlaps Strat. Employment buffer		Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m		
Overlaps Strat. Employment burier		Overlaps Millerals Safegual ded 100111		
Greenbelt assessment not required				
Summary of infrastructure provi	ider 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				9
				3
Mitigation measures				Total score
				11
Highways site support				1
yes				
Contingent on other sites				,
orningonic en euror ence				
]
Highways England				
	Network Status	No objection		
All city centre sites have a cumulative neg	gative impact on the	M621		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low Level are large we co-ordinated with Yorkshire Water's Asset the site. The forthcoming AMP(6) will rur with YW's investment. It is particularly im take into account available sewerage and improvements it may be possible for the estudy.	et Management Plans n from April 2015 to nportant that sites w I WwTW capacity. If	(AMP) to ensure the necessary infrast March 2020. Phasing is one method u hich represent a 10% or greater increa a developer wants to bring a site forw	ructure and capacity can be provi sed to ensure sites are brought fo use in population served by the ward before YW have completed ar	ded to serve brward in line orks should ny planned
Environment Agency				
Constraints				
See 3399 Part FZ2/3. See comments in n	main text of our resp	oonse. FZ2/3 encroaches onto site		

Premises At Roseville, Leeds, LS8 5DR

Site Plan ref: n/a SHLAA ref: CFSM027

LCC	
Ecology support	Supported
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.
<u>, , , , , , , , , , , , , , , , , , , </u>
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Other
Heritage England

Natural England			

Planning History	g 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	Α	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 SHLAA ref: CFSM042

Site Details								
Easting	430496	Northing	434997	Site area ha	2.84	SP7	Main Urban Area Infill	
HMCA	Inner Area				Ward	Chapel Alle		
Site Cha	racteristic	cs						
Site type Brownfield								
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	✓	

% overlap

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

LCC ownership	0.34	
Nearest train station		Leeds City
Nearest train station distance	1976.68	
Nearest bus s	11958	
Nearest bus stop distance	105.67	

Agricultural classification					
Grade Percent					
Urban	100				

	Overlaps Public Right of Way	Overlaps SSSI
✓	Overlaps SFRA Flood Zone	Overlaps SEGI
✓	Overlaps EA Flood Zone	Overlaps LNA
✓	Overlaps HSE Major Hazard	Overlaps LNR
	Overlaps HSE Gas Pipeline	Overlaps Conservation Area
V	Overlaps Pot. Contamination	Overlaps Listed Building
	Overlaps Minerals Safeguarded	Overlaps N37 SLA
~	Overlaps Minerals Safeguarded 100m	Overlaps Strat. Employment buffer

Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ

Site Plan ref: n/a SHLAA ref: CFSM042

Greenbelt assessment not required
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
THEALTHEIR WORKS
Environment Agency
Constraints
FZ2 /3
LCC
Ecology support Supported
Supported Supported
- Стария (Стария) — Стария (С
Education comments
Flood Risk
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Other
Other Heritage England
nerrrage England
Natural England
Conclusions
CUILLUSIUIIS
Submission Draft Plan Allocation
Not allocated for mixed use

Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ

Site Plan ref: n/a SHLAA ref: CFSM042

Submission Draft Plan Allocation Conclusion

Already in existing employment use

Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds

Site Plan ref: n/a SHLAA ref: CFSM043

Site Details

Easting	428518	Northing	434116	Site area ha	8.61	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hu	nslet

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

Topograph	/ Flat	Landscape	No Tree Cover
Boundarie	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

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

Regeneration Areas

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

LCC ownership	0.01	
Nearest train station		Burley Park
Nearest train station distance	1227.66	
Nearest bus s	497	
Nearest bus stop distance	116.11	

Agricultural classification			
Grade Percent			
Urban	100		

Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds

Environment Agency

see 3432 Part FZ2/3 - note Kirkstall Rd is FZ3a(ii). See comments in main text of our response.

Constraints

Site Plan ref: n/a SHLAA ref: CFSM043 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone **~** Overlaps LNA Overlaps EA Flood Zone **~** Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer **V** Greenbelt assessment not required 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 Total score Mitigation measures Contribution to West St/ Wellington Road improvement 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.

Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds

Site Plan ref: n/a SHLAA 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

Conclusions

Natural England

Submission Draft Plan Allocation

Not allocated for mixed use

Submission Draft Plan Allocation Conclusion

Currently in employment use

Thomas Danby College, Roundhay Road, Leeds

Site Plan ref: MX2-7 SHLAA ref: CFSM049

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

% overlap

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 confuence of major distributor roads.

Spatial relationships

UDP Designations

· J	
N32 Greenbelt	0.00
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	✓	

Regeneration Areas

Ī	Inner South RA	0.00	% overlap
-	Tiller South IVA	0.00	70 Overlap
	LB Corridor RA	0.00	
Ī	EASEL RA	0.00	
	Aire Valley RA	0.00	
Ī	West Leeds Gateway	0.00	

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		

Site Plan ref: MX2-7 SHLAA ref: CFSM049 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps LNR Overlaps HSE Major Hazard **V** Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **V** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required 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 Total score Mitigation measures Signficant - to be determined by TA 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

Thomas Danby College, Roundhay Road, Leeds

FZ1 over1 ha. See comments in main text of our response.

Thomas Danby College, Roundhay Road, Leeds

Site Plan ref: N	MX2-7 SHLAA ref: CFSM049
LCC	
Ecology support	Supported
Supported	
Education commen	ts
Flood Risk	
	evelopment has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves 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 There is a requirent features of special	west Yorkshire Archives Service (to the east of this site) is a Grade II Listed Building. nent in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would t 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 SHLAA ref: CFSM052

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

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses Dwellings

Shops

Outdoor amenity and open space

Other land uses - None

7	opography	Flat	Landscape	No Tree Cover
I	Boundaries	Existing well defined	Road front	Yes

% overlap

Description

Former factory on south side of Armley Road.

Spatial relationships

UDP Designations

0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

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	

LCC ownership	0.02	
Nearest train station	Burley Park	
Nearest train station distance	1611.52	
Nearest bus s	13113	
Nearest bus stop distance	149.73	

Agricultural classification			
Grade Percent			
Urban	100		

49-59 Armley Road (former Denso Marston Premises)

FZ1 over1 ha. See comments in main text of our response.

Site Plan ref: n/a SHLAA ref: CFSM052 Overlaps SSSI Overlaps Public Right of Way Overlaps SEGI Overlaps SFRA Flood Zone Overlaps LNA Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps LNR Overlaps Conservation Area Overlaps HSE Gas Pipeline Overlaps Listed Building Overlaps Pot. Contamination **~** Overlaps N37 SLA Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m Overlaps Strat. Employment buffer Greenbelt assessment not required 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 Total score Mitigation measures Contribution to Armley Gyratory capacity 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** 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

49-59 Armley Road (former Denso Marston Premises)

Site Plan ref: n/a SHLAA ref: CFSM052

LCC				
Ecology support	Supported			
Supported				
Education comments	3			
Floor Diels				
Flood Risk				
Utilities				
Gas				
Electric				
Fire and Rescue				
Fire and Rescue				
Telecoms				
Other				
Heritage England				
Natural England				
Naturai Erigianu				
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	A	71	
14/00211/1-0	retail unit (Class A1) with garden centre, two retail	^	71	
	foodstores (Class A1), provision of associated access,			
	customer car parking, landscaping and associated works			
Conclusions				
Conclusions				
Submission Draft Pla	n Allocation			
Not allocated for mix	ked use			
0 1 1 1 5 6 5	All 11 0 1 1			
	n Allocation Conclusion			
Permission for retail	use			