

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
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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

Topography	Sloping	Landscape	No Tree Cover
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 adjacent to the north of the site has a wall which shields any detrimental view.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	1.87
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Nearest train station	Leeds City
Nearest train station distance (m)	2268.59
Nearest bus stop	13360
Nearest bus stop distance (m)	137.29

Agricultural classification	
Grade	Percent
Urban	100

Buslingthorpe Tannery/Hill Top Works Sheepscar

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets CS guidance		5
Access comments		
Vehicular access should be taken from Buslingthorpe Lane, pedestrian and cycle linkages to Scott Hall Road, Education Road and Jackson Road should be provided with convenient links through the site.		5
Local network comments		
cumulative impact		3
Mitigation measures		Total score
		13
Highways site support		
yes		
Contingent on other sites		

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

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported - but White-clawed Crayfish record in adjacent beck	

Buslingthorpe Tannery/Hill Top Works Sheepscar

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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 modelling 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

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
10/00378/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.

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.
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Spatial relationships

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

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

Other Spatial Relationships		
LCC ownership %		0.41
Nearest train station		Leeds City
Nearest train station distance (m)		927.45
Nearest bus stop		4404
Nearest bus stop distance (m)		216.80
Agricultural classification		
Grade	Percent	
Urban	100	

## M621 Interchange Site, Holbeck

Site Plan ref: n/a

SHLAA ref: 184

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

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

Mitigation measures

Total score

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 Knothrop

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

#### Environment Agency

Constraints

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

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for 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.	

Site Details

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

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale
Derelict
Shops
Office

Neighbouring land uses

Dwellings
Shops
Hotels, boarding and guest houses
General
Office

Other land uses - None

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

Description

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

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Kirkstall Road, Leeds

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

Agricultural classification	
Grade	Percent
Urban	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

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

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

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	



Kirkstall Road, Leeds

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

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

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

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

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
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On-site land uses
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Vacant land
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Neighbouring land uses
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Transport tracks and ways
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Storage
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Manufacturing and Wholesale
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Other land uses - None

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

Description
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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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Urban	100

**Armley Road, Armley**

Site Plan ref: n/a

SHLAA ref: 201

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

**Greenbelt assessment 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 cumulative impact but ok for 48 units

**4**

Mitigation measures

none

**Total score****12**

Highways site support

yes

Contingent on other sites

no

**Highways England**

Impact	No material impact	Network Status	No objection
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**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.

Armley Road, Armley

Site Plan ref: n/a                      SHLAA ref: 201

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

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
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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

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

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	1991.11
Nearest bus stop	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

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

**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 Clifffdale Road which is acceptable.

**5**

Local network comments

possible cumulative impacts into town

**4**

Mitigation measures

Stop vehicular access onto Meanwood Road, access from Clifford Road, possible cumulative fund for congestion

**Total score****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.

**Network Rail****Yorkshire Water**

Treatment Works

Knostron

Knostron 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

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

Meanwood Road - rear of 338/374

Site Plan ref: n/a                      SHLAA ref: 211

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the beck-side wildlife corridor - minimum 10 metres from the beck. Bats, White-clawed Crayfish, Water Voles and Otters to consider.	

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	
Site to be retained for employment use.	

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

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

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	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.
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Spatial relationships

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

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1045.14
Nearest bus stop	6306
Nearest bus stop distance (m)	48.59
Agricultural classification	
Grade	Percent
Urban	100



**Burley Street, Burley**

Site Plan ref: HG2-109 SHLAA ref: 226

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

**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 access onto the adopted highway can be achieved

**4**

Local network comments

likely cumulative impacts into town

**4**

Mitigation measures

Reduce parking provision, block access pass adjacent to building and convert to cycle/ped link, create flats

**Total score****13**

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 Knothrop

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

**Environment Agency**

Constraints

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

Burley Street, Burley

Site Plan ref: HG2-109     SHLAA ref: 226

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
13/05294/FU	Site boundary treatment	A	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

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	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

Topography	Sloping	Landscape	No Tree Cover
Boundaries	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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Leeds City
Nearest train station distance (m)	888.76
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

## Summary of infrastructure provider comments

### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Public Transport Core Strategy standards met schools/health, some local services distant but close to city centre

5

Access comments

Current access through shared car park, no adopted frontage

3

Local network comments

Local congestion/cumulative impact?

3

Mitigation measures

Unknown at this stage

Total score

11

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 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 Knothrop

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

### Environment Agency

Constraints

FZ3 (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	

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
13/03834/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	A	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	Inner Area				Ward	City and Hunslet	

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.

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Leeds City
Nearest train station distance (m)	940.74
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Public Transport Core Strategy standards met schools/health, some local services distant but close to city centre

5

Access comments

Suitable access

5

Local network comments

Local congestion/cumulative impact?

3

Mitigation measures

Unknown at this stage

Total score

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 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

FZ3 and part 3a (ii). See comments in main text of our response

Kirkstall Road - Maxis Restaurant site

Site Plan ref: n/a                      SHLAA ref: 232

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
13/01198/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 Park	

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

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

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	55.17	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	100.00
-----------------	--------

Nearest train station	Cottingley
Nearest train station distance (m)	4032.27
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

**Greenbelt assessment 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 Middleton Road

**5**

Local network comments

spare local network capacity and suitable network

**5**

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 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	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Site required for special needs school	

Site Details

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

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	100.00
-----------------	--------

Nearest train station	Cross Gates
Nearest train station distance (m)	2401.94
Nearest bus stop	8660
Nearest bus stop distance (m)	109.08

Agricultural classification	
Grade	Percent
Urban	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
4bph, 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
		14
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	

Cartmell Drive, Whitebridge Primary School, Halton Moor

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

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History    Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
15/04630/FU	Part demolition and new build extension to former Leisure Centre to form a 1020 student place school (4-16 yrs)	A	100

Conclusions

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

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	65.41	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	100.00
-----------------	--------

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

**Greenbelt assessment 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****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 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.



Beckhill Approach, Miles Hill Primary School, Meanwood

Site Plan ref: HG2-85      SHLAA ref: 262

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	
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 Allerton	

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 from the park area the site is almost entirely 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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	100.00
-----------------	--------

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

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

#### Environment Agency

Constraints	
FZ1 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	

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	
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 Allerton	

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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.97
-----------------	-------

Nearest train station	Leeds City
Nearest train station distance (m)	2392.98
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

**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

Local congestion issues

**3**

Mitigation measures

none identified

**Total score****13**

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

FZ 2 &amp; FZ 3 small part to south of the site. See comments in main text 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 Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
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

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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.01
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	3062.69
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

**Greenbelt assessment 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**

Mitigation measures

none identified

**Total score****14**

Highways site support

yes

Contingent on other sites

**Highways England**

Impact No material impact Network Status No objection

n/a

**Network Rail****Yorkshire Water**

Treatment Works Knostrop

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

**Environment Agency**

Constraints

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	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
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							
Eastings	431136	Northing	434085	Site area ha	0.41	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts 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

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

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

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.04	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationships

LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	1697.59
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

**Greenbelt assessment 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**

Mitigation measures

none identified

**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 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

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
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 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.
--

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
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

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.10
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	2058.70
Nearest bus stop	14272
Nearest bus stop distance (m)	120.22

Agricultural classification	
Grade	Percent
Urban	100

## Cambridge Road - Blenheim Middle School (land south of)

Site Plan ref: n/a

SHLAA ref: 370

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

Greenbelt assessment 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

Mitigation measures

Parking restrictions on access, possible cumulative congestion fund

Total score

14

Highways site support

Yes

Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
n/a			

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

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

#### Environment Agency

Constraints

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

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	

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 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.	



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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	98.51
-----------------	-------

Nearest train station	Cross Gates
Nearest train station distance (m)	3296.23
Nearest bus stop	9477
Nearest bus stop distance (m)	158.89

Agricultural classification	
Grade	Percent
Urban	100

Amberton Terrace

Site Plan ref: HG2-87      SHLAA ref: 817

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

Greenbelt assessment 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
Mitigation measures	Total score
	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

Ecology support	Supported
Supported	

Amberton Terrace

Site Plan ref: HG2-87      SHLAA ref: 817

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 in a predominantly residential area. Site was previously residential. The site is considered suitable for residential development in principle.

Site Details							
Easting	428035	Northing	432621	Site area ha	3.95	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and 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.
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	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	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %	0.00	
Nearest train station	Leeds City	
Nearest train station distance (m)	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

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

**Greenbelt assessment not required****Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

**Rank (1-5)**

Meets Core Strategy standards but falls short of Secondary school access

**4**

Access comments

site frontage with Oldfield Land should provide visibility

**4**

Local network comments

Potential cumulative impact with adjacent sites

**4**

Mitigation measures

Provision of footway to site frontage,

**Total score****12**

Highways site support

yes with mitigation

Contingent on other sites

no

**Highways England**

Impact No material impact Network Status No objection

n/a

**Network Rail**

Footbridge Alterations required. 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.

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
The site is in employment use and is not within a residential area.	

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
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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 to be open to the public.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	47.32	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Burley Park
Nearest train station distance (m)	2141.21
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

**Greenbelt assessment not required****Summary of infrastructure provider comments****LCC Highways Comments**

## Public transport accessibility comments

Good Accessibility all round

**Rank (1-5)****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**

## Mitigation measures

Relocate parking bay on Tong Road, possible cumulative impact fund

**Total score****14**

## Highways site support

Yes

## Contingent on other sites

**Highways England**

Impact No material impact Network Status No objection

n/a

**Network Rail**

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	

Electric	

Fire and Rescue	

Telecoms	

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 Details							
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

Description	
Heavily wooded area with Woodhouse Ridge to the north.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Burley Park
Nearest train station distance (m)	1277.70
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 cumulative impact but limited development ok

4

Mitigation measures

none

Total score

11

Highways site support

yes with suitable access

Contingent on other sites

no

### Highways England

Impact	No material impact	Network Status	No objection
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### 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.

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

Site Plan ref: n/a

SHLAA ref: 1087

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

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
15/04652/COND	Consent, agreement or approval required by conditions 4, 5, 6, 7 and 8 of Planning Application 12/03383/LI	A	61
15/03929/LI	Listed Building Application alterations to dwelling house to form four flats including single storey extension	A	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	A	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	A	61

<b>Conclusions</b>
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

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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

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	% overlap
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

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

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Urban	100

**Boothroyd Drive, Meanwood LS6**

Site Plan ref: n/a

SHLAA ref: 1098

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

**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**

Mitigation measures

Purchase house or houses for access, possible cumulative fund

**Total score****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 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

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	% 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	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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Leeds City
Nearest train station distance (m)	1025.42
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

### Summary of infrastructure provider comments

#### 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

Contribution to West St/ Wellington Road improvement

Total score

14

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

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

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
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

Description

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

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

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

Agricultural classification	
Grade	Percent
Urban	100

## Hudson Road, Hudson Mill (Arcadia), Burmantofts

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

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

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

Mitigation measures

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

Total score

13

Highways site support

Yes with mitigation

Contingent on other sites

No

#### Highways England

Impact	Network Status
No objection	

#### Network Rail

#### Yorkshire Water

Treatment Works Knothrop

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

#### Environment Agency

Constraints

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

Hudson Road, Hudson Mill (Arcadia), Burmantofts

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

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

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

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

Natural England	

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

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
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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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	32.54
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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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

**Greenbelt assessment 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**

Mitigation measures

Capacity improvements

**Total score****13**

Highways site support

Yes with Mitigation

Contingent on other sites

no

**Highways England**

Impact	Network Status
No objection	

**Network Rail****Yorkshire Water**

Treatment Works Knostrap

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

**Environment Agency**

Constraints

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



Hudson Road, Hudson Mill (Arcadia), Burmantofts

Site Plan ref: 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	Burmantofts and Richmond Hill	

Site Characteristics

Site type	70:30 green/brown
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On-site land uses

Education
Shops
Outdoor sport facility

Neighbouring land uses

Dwellings
Manufacturing and Wholesale

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	37.26
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Nearest train station	Leeds City
Nearest train station distance (m)	2064.71
Nearest bus stop	179
Nearest bus stop distance (m)	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

**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, 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**

Mitigation measures

Pedestrian linkage improvements required, probably junction improvements for traffic capacity

**Total score**

**14**

Highways site support

Yes - with mitigation

Contingent on other sites

Need to consider with 1140 and 2000.

**Highways England**

Impact No material impact

Network Status

No objection

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

**Network Rail**

**Yorkshire Water**

Treatment Works Knostrop

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

**Environment Agency**

Constraints

FZ1 over 1 ha. See comments 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

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
The former York Road Library and Baths at the northern end of this site are Grade II Listed. There is a requirement in the 1990 Act that“special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset are not harmed.	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
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	Gipton and Harehills	

Site Characteristics

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

Outdoor sport facility
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Education
-----------

Neighbouring land uses
------------------------

Education
-----------

Dwellings
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Other land uses - None

Topography	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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	2587.09
Nearest bus stop	6912
Nearest bus stop distance (m)	99.65

Agricultural classification	
Grade	Percent
Urban	100

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

Site Plan ref: n/a

SHLAA ref: 1152

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

Greenbelt assessment 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

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

### Highways England

Impact	No material impact	Network Status	No objection
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### Network Rail

### Yorkshire Water

Treatment Works Knothrop

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

### Environment Agency

Constraints

FZ3 (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.

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	
Telecoms	
Other	
Heritage England	
Natural England	

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

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

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

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

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

Spatial relationships

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

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

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

Agricultural classification	
Grade	Percent
Urban	100



## Armley Gyratory - former Gas Works

Site Plan ref: MX2-11 SHLAA ref: 1265

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

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 suggested.

2

Local network comments

Congestion at Armley Gyratory

2

Mitigation measures

Major reordering of Armley Gyratory required

Total score

8

Highways site support

yes - with mitigation

Contingent on other sites

Better to combine with 1340

#### Highways England

Impact	No material impact	Network Status	No objection
n/a			

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

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

#### Environment Agency

Constraints

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

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

Conclusions

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

Site Details							
Easting	427617	Northing	431844	Site area ha	6.62	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and 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 predominantly industrial.
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Spatial relationships

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

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

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	1789.44
Nearest bus stop	5375
Nearest bus stop distance (m)	226.76
Agricultural classification	
Grade	Percent
Urban	100

## Gelderd Road - Symphony Group LS12

Site Plan ref: n/a

SHLAA ref: 1278

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

Greenbelt assessment not required

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

4buses per hour, 50% primary, 100% health, 40% secondary

Rank (1-5)

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

Mitigation measures

Total score

10

Highways site support

no

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 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

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
The site is not within a residential area and would be more suitable as an employment site.	

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

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

Other Spatial Relationships		
LCC ownership %		94.46
Nearest train station		Leeds City
Nearest train station distance (m)		1336.30
Nearest bus stop		599
Nearest bus stop distance (m)		153.06
Agricultural classification		
Grade	Percent	
Urban	100	

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

Greenbelt assessment not required

Summary of infrastructure provider 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

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.	



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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Leeds City
Nearest train station distance (m)	885.55
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Access from Wellington Bridge Street

5

Local network comments

Congestion on A65, Armley Gyratory and West St gyratory

3

Mitigation measures

Armley Gyratory and West St gyratory

Total score

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

#### Yorkshire Water

Treatment Works    Knostrop

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

#### Environment Agency

Constraints

FZ3 (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.

Aireside - adjacent Park

Site Plan ref: n/a                      SHLAA ref: 2025

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the River Aire wildlife corridor. Native tree planting and a suitable buffer with reduced street lighting.Otters to consider - including 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 housing	

Submission Draft Plan Allocation Conclusion	
In existing employment use, therefore not considered available for residential.	

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 Hunslet	

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 residential 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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Leeds City
Nearest train station distance (m)	784.86
Nearest bus stop	789
Nearest bus stop distance (m)	136.65

Agricultural classification	
Grade	Percent
Urban	100

**Round House (rear of), Graingers Way, Armley**

Site Plan ref: HG2-113 SHLAA ref: 2027

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

**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 - unpleasant walking environment

4

## 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 footbridge over canal to link towards city centre

3

## Mitigation measures

Armley Gyratory and West St gyratory / footbridge over canal

Total score

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

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

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

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

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Site in urban area. Suitable in principle for residential development.	

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	Inner Area				Ward	Chapel Allerton	

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	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Urban	100

**Meanwood Road, Meanwood LS6**

Site Plan ref: n/a

SHLAA ref: 2077

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

**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

Good frontage onto Meanwood Road but development land steep and there may be gradient issues to implement adopted highway

**5**

Local network comments

possible cumulative impacts into town

**4**

Mitigation measures

Development land needs flattening/engineering works, possible cumulative fund

**Total score****13**

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 Knothrop

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

**Environment Agency**

Constraints

Small amount of site in FZ 3. Main river Wortley Beck abuts NW corner. See comments in main text of our reply



Meanwood Road, Meanwood LS6

Site Plan ref: n/a                      SHLAA ref: 2077

LCC	
Ecology support	Not supported
Not supported (RED). Woodhouse Ridge LNA covers all this site, based on the ability of the site to naturally regenerate to woodland and provide a buffer to the adjacent 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 housing	

Submission Draft Plan Allocation Conclusion	
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 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

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Urban	100

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

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
Mitigation measures		Total score
		13
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	

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

LCC	
Ecology support	Supported
Supported	

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

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.	

Site Details							
Easting	432211	Northing	433541	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Inner Area				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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.26
-----------------	------

Nearest train station	Leeds City
Nearest train station distance (m)	2543.07
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

**Greenbelt assessment 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, schools and healthcare

**5**

Access comments

access should be achievable from Vinery Terrace

**5**

Local network comments

spare capacity

**5**

Mitigation measures

none

**Total score****15**

Highways site support

yes

Contingent on other sites

no

**Highways England**

Impact	No material impact	Network Status	No objection
n/a			

**Network Rail****Yorkshire Water**

Treatment Works Knostrop

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

**Environment Agency**

Constraints

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

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

Planning History 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	A	99
15/01231/FU	Single storey community centre with associated works	A	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 Community use approved.

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

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

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

Other Spatial Relationships		
LCC ownership %	99.93	
Nearest train station	Cross Gates	
Nearest train station distance (m)	2786.71	
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
4bph no accessibility map but adj site 100% employment, health, primary and secondary		5
Access comments		
Access available onto Wykebeck Mount		5
Local network comments		
No known issues with capacity		5
Mitigation measures		Total score
		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 mitigation
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).	

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 in predominantly residential area. Adjacent area is identified site. Suitable for residential.	

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

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 entirely surrounded by residential.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	100.00
-----------------	--------

Nearest train station	Cross Gates
Nearest train station distance (m)	2491.01
Nearest bus stop	3361
Nearest bus stop distance (m)	104.37

Agricultural classification	
Grade	Percent
Urban	100

# Kendall Drive, Halton Moor

Site Plan ref: HG2-106 SHLAA ref: 2142

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

Greenbelt assessment 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

local congestion. Potential cumulative impact with adjacent sites

3

Mitigation measures

none indentified

Total score

13

Highways site support

yes

Contingent on other sites

no

### Highways England

Impact No material impact Network Status No objection

n/a

### Network Rail

### Yorkshire Water

Treatment Works Knostrop

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

### Environment Agency

Constraints

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

Kendall Drive, Halton Moor

Site Plan ref: HG2-106      SHLAA ref: 2142

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	
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.	

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

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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.46
-----------------	-------

Nearest train station	Cross Gates
Nearest train station distance (m)	2268.06
Nearest bus stop	4629
Nearest bus stop distance (m)	115.92

Agricultural classification	
Grade	Percent
Urban	100

## Neville Road, Halton Moor

Site Plan ref: HG2-107 SHLAA ref: 2143

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

Greenbelt assessment 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

local congestion. Potential cumulative impact with adjacent sites

3

Mitigation measures

none indentified

Total score

13

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 East Leeds cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

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

#### Environment Agency

Constraints

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

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Site suitable in principle 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	Inner Area				Ward	Burmantofts 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

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	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	97.26
-----------------	-------

Nearest train station	Leeds City
Nearest train station distance (m)	1996.55
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment 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 link through site to A639		5
Local network comments		
Beckett Street congested, consider impact on hospital		3
Mitigation measures		Total score
		13
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	

Primrose High School (former), Lincoln Green

Site Plan ref: HG5-5      SHLAA ref: 2145

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 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.

Site Details							
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

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes
Description	Cleared housing site - flat and grassed over in middle of residential area.		

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

**Greenbelt assessment 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**

Mitigation measures

Pedestrian crossing facilities on Easterly road

Total score

**14**

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

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

Barncroft Close, Seacroft

Site Plan ref: HG2-90      SHLAA ref: 2146

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	
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.	

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.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	32.49	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	47.71	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.83
-----------------	-------

Nearest train station	Cross Gates
Nearest train station distance (m)	2938.37
Nearest bus stop	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

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

Greenbelt assessment not required

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

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

Rank (1-5)

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

3

Mitigation measures

may require amendments to existing traffic management and capacity improvements at signals

Total score

13

Highways site support

Yes with mitigation

Contingent on other sites

no

#### Highways England

Impact	Network Status

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrap

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

#### Environment Agency

Constraints

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



LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber). No site-specific designations but the main block with the site of the former school, has areas of species-rich grassland and scrub that should be excluded.	

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 for allocation for housing with requirement to retain greenspace.	

Site Details							
Easting	434643	Northing	436413	Site area ha	4.39	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	
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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	100.00
-----------------	--------

Nearest train station	Cross Gates
Nearest train station distance (m)	2561.36
Nearest bus stop	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 SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

**Greenbelt assessment 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 Kentmere Approach

**5**

Local network comments

local congestion. Potential cumulative impact with adjacent sites

**3**

Mitigation measures

may require amendments to existing traffic management and capacity improvements at signals

**Total score****13**

Highways site support

yes with mitigation

Contingent on other sites

no

**Highways England**

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

**Network Rail****Yorkshire Water**

Treatment Works      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.

Askets and Boggarts (D), Seacroft

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

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	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Site suitable for housing in principle with requirement for green space provision to the west.	

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

Topography	Sloping	Landscape	No Tree Cover
Boundaries	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	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationships	
LCC ownership %	
98.01	
Nearest train station	
Cross Gates	
Nearest train station distance (m)	
2037.85	
Nearest bus stop	
10737	
Nearest bus stop distance (m)	
82.43	
Agricultural classification	
Grade	Percent
Urban	100

**Baileys Lane East, Seacroft**

Site Plan ref: n/a

SHLAA ref: 2148

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

**Greenbelt assessment 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

**3**

Mitigation measures

Capacity improvements at nearby roundabout

**Total score****13**

Highways site support

yes with mitigation

Contingent on other sites

**Highways England**

Impact No material impact

Network Status

No objection

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

**Network Rail****Yorkshire Water**

Treatment Works

Knostrup

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

**Environment Agency**

Constraints

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

Baileys Lane East, Seacroft

Site Plan ref: n/a                      SHLAA ref: 2148

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
The majority of the site is designated as greenspace in the Site Allocations Plan.	

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 Industrial estate.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	91.22	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	87.75
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Nearest train station	Cross Gates
Nearest train station distance (m)	2379.89
Nearest bus stop	7283
Nearest bus stop distance (m)	49.30

Agricultural classification	
Grade	Percent
Urban	100



## Ramshead Approach, Seacroft

Site Plan ref: n/a

SHLAA ref: 2149

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

Greenbelt assessment not required

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

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

Rank (1-5)

5

##### Access comments

access achievable onto Ramshead Approach

5

##### Local network comments

Local congestion issues

3

##### Mitigation measures

Capacity improvements at nearby roundabout

Total score

13

##### 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

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

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

Conclusions	
Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
To be retained as greenspace in the Site Allocations Plan.	

Site Details							
Easting	434575	Northing	435735	Site area ha	1.58	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	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

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	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %		98.68
Nearest train station		Cross Gates
Nearest train station distance (m)		2140.45
Nearest bus stop		9395
Nearest bus stop distance (m)		238.22
Agricultural classification		
Grade	Percent	
Urban	100	

## South Parkway and Brooklands, Seacroft

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

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

Greenbelt assessment 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 acceptable access

5

Local network comments

No known issues with capacity

4

Mitigation measures

Total score

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

Constraints

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

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	
Housing allocation	

Submission Draft Plan Allocation Conclusion	
Brownfield site within the main urban area. Suitable in principle for residential development.	

Site Details							
Easting	434556	Northing	435490	Site area ha	1.54	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	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	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		99.89
Nearest train station		Cross Gates
Nearest train station distance (m)		2018.92
Nearest bus stop		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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment 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 acceptable access

5

Local network comments

No known issues with capacity

4

Mitigation measures

Total score

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

Constraints

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

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	
Housing allocation	

Submission Draft Plan 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
---------------------------

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

Description

Site is private waste ground 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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.29
-----------------	------

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

**Greenbelt assessment 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**

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 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

Telecoms

### Other

Heritage England

Natural England

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

App Number	Proposal	Decision	% of site
15/05199/FU	Proposed motor vehicle dealership for the sale, service and MOT of new and used vehicles	A	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

Description

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

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

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

Agricultural classification	
Grade	Percent
Urban	100

## Benyon House

Site Plan ref: MX2-13 SHLAA ref: 3015

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

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, 0% secondary

4

Access comments

access achievable

5

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

no

#### Highways England

Impact	No material impact	Network Status	No objection
n/a			

#### Network Rail

#### Yorkshire Water

Treatment Works Knothrop

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

#### Environment Agency

Constraints

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

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	A	95
09/01727/FU	Single storey retail store, with service yard, car parking and landscaping	R	95
10/04652/FU	Single storey retail store with service yard, car parking and landscaping	W	95
11/04785/EXT	Extension of time of planning application 08/06735/FU for replacement 25m high lattice telecommunications mast to chimney of offices	W	100

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

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

Site Details							
Easting	432369	Northing	427859	Site area ha	14.21	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	
Outdoor sport facility	

Other land uses - None

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

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.
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Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.94	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.06
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00	<div>Regeneration Areas</div>	
N5 Open Space	0.00		
N6 Playing Pitch	0.01		
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	Inner South RA	0.00
		LB Corridor RA	0.00
		EASEL RA	0.00
		Aire Valley RA	0.00
		West Leeds Gateway	0.00

Other Spatial Relationships	
LCC ownership %	0.00
Nearest train station	Woodlesford
Nearest train station distance (m)	4614.96
Nearest bus stop	10715
Nearest bus stop distance (m)	235.60
Agricultural classification	
Grade	Percent
Grade 2	20.54
Grade 3	79.46

## Robin Hood West

Site Plan ref: HG5-7

SHLAA ref: 3081A

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

### Greenbelt Assessment

#### 1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

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

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

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

4buses per hour, 40% primary, 0% health, 40% secondary

Rank (1-5)

4

Access comments

access achievable onto wakefield road

5



## Robin Hood West

Site Plan ref: HG5-7

SHLAA ref: 3081A

### Local network comments

Potential cumulative impact with adjacent sites

4

### Mitigation measures

Total score

13

### Highways site support

yes

### Contingent on other sites

no

## Highways England

### Impact

### Network Status

Likely to require significant physical mitigation

## Network Rail

## Yorkshire Water

### Treatment Works

Lemonroyd

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

## Environment Agency

### Constraints

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

## LCC

### Ecology support

Supported

Supported

### Education comments

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 secondary children. New 1FE primary school required.

### 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

Robin Hood West

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

Telecoms

Other

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.

Robin Hood West

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.
--

Spatial relationships

UDP Designations

N32 Greenbelt	99.94	% 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	0.06	
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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Woodlesford
Nearest train station distance (m)	4844.88
Nearest bus stop	9329
Nearest bus stop distance (m)	356.94

Agricultural classification	
Grade	Percent
Grade 2	1.18
Grade 3	98.82

## Robin Hood West

Site Plan ref: n/a

SHLAA ref: 3081B

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

### Greenbelt Assessment

#### 1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion High potential to lead to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

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

Coalescence Conclusion No merging but there is no defensible boundary

#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion No effect on the setting and special character of historic features

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

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 north and south.

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

western part of 3081 not as good as eastern side

Rank (1-5)

3

**Robin Hood West**

Site Plan ref: n/a

SHLAA ref: 3081B

**Access comments**

access achievable onto wakefield road

**5****Local network comments**

Potential cumulative impact with adjacent sites

**4****Mitigation measures****Total score****12****Highways site support**

yes

**Contingent on other sites****Highways England****Impact****Network Status**

Likely to require significant physical mitigation - Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Rothwell/Oulton cluster.

**Network Rail****Yorkshire Water****Treatment Works**

Lemonroyd

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

**Environment Agency****Constraints**

FZ1 over 1 ha. See comments 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                      SHLAA ref: 3081B

Telecoms

Other

Heritage England

Natural England

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.

Site Details							
Easting	429356	Northing	431812	Site area ha	0.64	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and 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.
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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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	100.00
Nearest train station	Leeds City
Nearest train station distance (m)	1419.28
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility

5

Access comments

Access from Normanton Place

5

Local network comments

spare capacity but some cumulative issues

4

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
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#### 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.



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 is a wedge between a motorway and large residential area. Suitable for housing in principle.	

Site Details							
Easting	430352	Northing	434767	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Hyde Park 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.
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Spatial relationships

UDP Designations		
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	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		99.98
Nearest train station		Leeds City
Nearest train station distance (m)		1708.72
Nearest bus stop		6855
Nearest bus stop distance (m)		111.18
Agricultural classification		
Grade	Percent	
Urban	100	

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

Greenbelt assessment not required

Summary of infrastructure provider comments

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 Status	

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support

**Oatland Lane, LS7**

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

**Conclusions****Submission Draft Plan Allocation**

Not allocated for housing

Oatland Lane, LS7

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.

Site Details							
Easting	430089	Northing	434792	Site area ha	0.61	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	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	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 residential units.
-------------	---

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Urban	100

Leicester Place, LS7

Site Plan ref: n/a

SHLAA ref: 3150

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

Greenbelt assessment not required

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Strategy standards close to Blenheim Terrace and city centre

5

Access comments

Access from Hawkins Drive may require improvements to junction

4

Local network comments

Possible cumulative impact but ok for 31 units

5

Mitigation measures

none

Total score

14

Highways site support

yes

Contingent on other sites

no

#### 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.

Leicester Place, LS7

Site Plan ref: n/a

SHLAA ref: 3150

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

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
10/05208/FU	Refurbishment of dwelling houses (including some recladding) new boundary walls, alley gates and landscaping	A	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

<b>Conclusions</b>
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.



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.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	8.51
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Nearest train station	Cross Gates
Nearest train station distance (m)	1852.63
Nearest bus stop	2040
Nearest bus stop distance (m)	72.38

Agricultural classification	
Grade	Percent
Urban	100

**Seacroft Crescent, LS14**

Site Plan ref: n/a

SHLAA ref: 3153

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

**Greenbelt assessment 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 Seacroft Crescent

**5**

Local network comments

congestion issues

**3**

Mitigation measures

Total score

**13**

Highways site support

yes

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail****Yorkshire Water**

Treatment Works 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.

Seacroft Crescent, LS14

Site Plan ref: n/a                      SHLAA ref: 3153

LCC	
Ecology support	Supported
Supported	

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	A	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 Details

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

Site Characteristics

Site type	Brownfield
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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

Description
Site is an occupied tower block.

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.98
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Nearest train station	Leeds City
Nearest train station distance (m)	977.33
Nearest bus stop	14268
Nearest bus stop distance (m)	65.59

Agricultural classification	
Grade	Percent
Urban	100

**Meynell Heights, LS11**

Site Plan ref: n/a

SHLAA ref: 3191

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

**Greenbelt assessment 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

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 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.

## Meynell Heights, LS11

Site Plan ref: n/a

SHLAA ref: 3191

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

<b>Conclusions</b>
Submission Draft Plan Allocation
Not allocated for housing
Submission Draft Plan Allocation Conclusion
Site is an occupied tower block. Not suitable.

Site Details							
Easting	430158	Northing	435109	Site area ha	0.35	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	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

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.97	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Urban	100

## Cambridge Road, LS6

Site Plan ref: n/a

SHLAA ref: 3197

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

Greenbelt assessment 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

Mitigation measures

previously approved scheme

Total score

13

Highways site support

yes with mitigation

Contingent on other sites

no

#### Highways England

Impact	No material impact	Network Status	No objection
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#### 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.



Cambridge Road, LS6

Site Plan ref: n/a                      SHLAA ref: 3197

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

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

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
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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

Description
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Current series of car showrooms.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.07
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Nearest train station	Leeds City
Nearest train station distance (m)	1862.89
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Mitigation measures

none

Total score

12

Highways site support

yes

Contingent on other sites

no

#### Highways England

Impact	No material impact	Network Status	No objection
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#### 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

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

## Premises at Roseville Road Leeds LS8 5DR

Site Plan ref: n/a

SHLAA ref: 3399

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

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

App Number	Proposal	Decision	% of site
12/03595/ADV	Two illuminated signs and one non illuminated sign to car dealership	A	79
10/02863/ADV	2 externally illuminated fascia signs, 1 externally illuminated freestanding double sided sign and 3 non illuminated wall mounted signs to car dealership	A	100
09/00430/ADV	Retrospective application for 2 internally illuminated individual letter fascia signs, 1 internally illuminated entrance statement sign and 1 internally illuminated freestanding totem sign to car dealership	A	99

### Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
In current use as car showrooms. Not suitable.	

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

Site Characteristics	
Site type	Brownfield
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.
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Spatial relationships

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

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

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

Agricultural classification	
Grade	Percent
Urban	100

**Wellington Road, Leeds**

Site Plan ref: MX2-10 SHLAA ref: 3408

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

**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 cumulative impact but ok for 48 units

**4**

Mitigation measures

none

**Total score****12**

Highways site support

yes

Contingent on other sites

no

**Highways England**

Impact No material impact Network Status No objection

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

**Network Rail****Yorkshire Water**

Treatment Works Knostrop

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

**Environment Agency**

Constraints

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

Wellington Road, Leeds

Site Plan ref: MX2-10      SHLAA ref: 3408

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

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

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

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

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

Torre Road, Leeds

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	

Site Characteristics

Site type	Brownfield
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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

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. Generally surrounded by residential with N6 greenspace to the north west. A large Car Showroom opposite.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Nearest train station	Leeds City
Nearest train station distance (m)	2782.24
Nearest bus stop	9879
Nearest bus stop distance (m)	81.96

Agricultural classification	
Grade	Percent
Urban	100



**Torre Road, Leeds**

Site Plan ref: n/a

SHLAA ref: 3411

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

**Greenbelt assessment 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 Torre Road or Lupton Avenue

5

Local network comments

congestion issues / cumulative issues

3

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

**Highways England**

Impact No material impact Network Status No objection

**Network Rail****Yorkshire Water**

Treatment Works 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.

Torre Road, Leeds

Site Plan ref: n/a                      SHLAA ref: 3411

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Site in occupied employment use. Not suitable for residential.	

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	2.15
-----------------	------

Nearest train station	Burley Park
Nearest train station distance (m)	1619.65
Nearest bus stop	13113
Nearest bus stop distance (m)	141.61

Agricultural classification	
Grade	Percent
Urban	100

**Armley Road, Leeds**

Site Plan ref: n/a

SHLAA ref: 3425

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

**Greenbelt assessment not required****Summary of infrastructure provider comments****LCC Highways Comments**

## Public transport accessibility comments

Rank (1-5)

Meets CS accessibility standards but lacking in local services

4

## Access comments

Adequate frontage/s for suitable access/es and visibility splays within site / adopted highway

5

## Local network comments

possible cumulative impact in local area

4

## Mitigation measures

Contribution to Armley Gyratory capacity improvement

Total score

13

## Highways site support

Yes with mitigation

## Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail****Yorkshire Water**

Treatment Works 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.

Armley Road, Leeds

Site Plan ref: n/a                      SHLAA ref: 3425

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

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

App Number	Proposal	Decision	% of site
14/06211/FU	Demolition of existing buildings and erection of non-food retail unit (Class A1) with garden centre, two retail foodstores (Class A1), provision of associated access, customer car parking, landscaping and associated works	A	76

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
In employment use. Not appropriate for allocation for housing.	

Site Details

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

Site Characteristics

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

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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification

Grade	Percent
Urban	100

**Barrack Street, Leeds**

Site Plan ref: n/a

SHLAA ref: 3426

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

**Greenbelt assessment not required****Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

Rank (1-5)

Good accessibility

**5**

Access comments

Existing access points adequate

**5**

Local network comments

local congestion issues but site has a fallback

**4**

Mitigation measures

some local mitigation may be required

Total score

**14**

Highways site support

yes with mitigation

Contingent on other sites

**Highways England**

Impact No material impact Network Status No objection

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

**Network Rail****Yorkshire Water**

Treatment Works Knostrop

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

**Environment Agency**

Constraints

FZ2 &amp; 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	
Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan 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	Inner Area				Ward	Chapel Allerton	

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 industrial area. A large park backs onto the site with residential and woodland across the road. Some office on site as well.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.02
Nearest train station	Burley Park
Nearest train station distance (m)	1947.75
Nearest bus stop	14274
Nearest bus stop distance (m)	115.03

Agricultural classification	
Grade	Percent
Urban	100

## Cliffdale Road, Leeds

Site Plan ref: n/a

SHLAA ref: 3427

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

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

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works Knothrop

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

#### Environment Agency

Constraints

FZ 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

LCC	
Ecology support	Supported with mitigation
Supported with mitigation. This proposed allocation lies opposite Sugarwell Hill LNA which forms part of an important wildlife corridor along the Meanwood Valley. The Meanwood Beck forms the northern boundary of this proposed allocation - and is used by a number of protected species including White Clawed Crayfish, Otter and Water Vole. Most of the site has existing development, however there is a small area adjacent to the Meanwood Beck which is more sensitive. A minimum 20 metre buffer to be provided along the northern boundary to be protected and enhanced - use protected species 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	
The Lanier Business Centre to the south-west of this site is a Grade II Listed Building. There is a requirement in the 1990 Act that“special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, redevelopment proposals would need to ensure that those elements which contribute to the significance of this asset are not harmed.	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for 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.	

Kirkstall, Leeds

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

Topography	Flat	Landscape	No Tree Cover
Boundaries	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.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.02	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.06
-----------------	------

Nearest train station	Burley Park
Nearest train station distance (m)	1224.30
Nearest bus stop	497
Nearest bus stop distance (m)	115.87

Agricultural classification	
Grade	Percent
Urban	100

## Kirkstall, Leeds

Site Plan ref: n/a

SHLAA ref: 3432

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

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

Mitigation measures

Contribution to West St/ Wellington Road improvement

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works Knothrop

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

#### Environment Agency

Constraints

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	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage 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 and Woodhouse	

Site Characteristics

Site type	Brownfield
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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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	12.52
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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

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

**Greenbelt assessment 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 Cross Chancellor Street

**5**

Local network comments

Congestion on A61

**3**

Mitigation measures

none identified

**Total score****12**

Highways site support

yes

Contingent on other sites

no

**Highways England**

Impact No material impact Network Status No objection

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

**Network Rail****Yorkshire Water**

Treatment Works Knostrop

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

**Environment Agency**

Constraints

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



Meanwood Road/Cross Chancellor Street, Leeds

Site Plan ref: n/a                      SHLAA ref: 3433

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	

Submission Draft Plan Allocation Conclusion	
Currently in employment use. Not considered suitable for housing allocation.	

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	% overlap
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships		
LCC ownership %		74.99
Nearest train station	Leeds City	
Nearest train station distance (m)		1402.81
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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

Access via Holdforth Place constrained but low level acceptable

4

Local network comments

Congestion adjacent gyratory junction

3

Mitigation measures

means to improve vehicular access

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

no

#### Highways England

Impact	No material impact	Network Status	No objection
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#### 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.

Land off Holdforth Place

Site Plan ref: HG2-111     SHLAA ref: 3454

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
09/05156/DEM	Determination application to demolish flats and houses	A	64

Conclusions

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

Former Shaftesbury PH, York Road

Site Plan ref: HG2-103      SHLAA ref: 4060

Site Details							
Easting	433144	Northing	434078	Site area ha	0.63	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts 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 currentlt is a mixture of hard standing, trees and overgrown vegetation.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.01
-----------------	------

Nearest train station	Cross Gates
Nearest train station distance (m)	3161.61
Nearest bus stop	1298
Nearest bus stop distance (m)	55.23

Agricultural classification	
Grade	Percent
Urban	100

**Former Shaftesbury PH, York Road****Site Plan ref: HG2-103     SHLAA ref: 4060**

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

**Greenbelt assessment 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**

Mitigation measures

**Total score****13**

Highways site support

Yes

Contingent on other sites

**Highways England**

Impact    No material impact    Network Status    No objection

**Network Rail****Yorkshire Water**

Treatment Works    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.

**Former Shaftesbury PH, York Road****Site Plan ref: HG2-103     SHLAA ref: 4060**

<b>LCC</b>	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
<b>Utilities</b>	
Gas	
Electric	
Fire and Rescue	
Telecoms	
<b>Other</b>	
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	A	100
15/05824/RM	Reserved Matters application for residential care home for the elderly and associated external works	A	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	A	100

<b>Conclusions</b>
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
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On-site land uses
-------------------

Vacant land
-------------

Education
-----------

Neighbouring land uses
------------------------

Dwellings
-----------

Outdoor sport facility
------------------------

Other land uses - None

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

Description
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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

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	1.99	
N8 Urban Green Corridor	1.99	
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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Urban	100



**East Leeds Family Learning Centre (Former)**

Site Plan ref: n/a

SHLAA ref: 4090

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

**Greenbelt assessment 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**

Mitigation measures

**Total score****12**

Highways site support

Yes with mitigation

Contingent on other sites

**Highways England**

Impact No material impact Network Status No objection

**Network Rail****Yorkshire Water**

Treatment Works Knostrop

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

**Environment Agency**

Constraints

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

East Leeds Family Learning Centre (Former)

Site Plan ref: n/a                      SHLAA ref: 4090

LCC	
Ecology support	Supported
Supported	

Education comments
Site 4090 – East Leeds Family Learning Centre. Please note that this site has been transferred to Children’s Services for potential educational use.

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
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 Details							
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.
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Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	0.00	Main Urban Area	100.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	99.91	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Sch. Ancient Mon.	0.00		

Other Spatial Relationships	
LCC ownership %	100.00
Nearest train station	Cross Gates
Nearest train station distance (m)	3546.38
Nearest bus stop	1663
Nearest bus stop distance (m)	126.35

Agricultural classification	
Grade	Percent
Urban	100

## Seacroft Ring Road

Site Plan ref: n/a

SHLAA ref: 4098

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

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 Monkswood Rise

5

Local network comments

May have cumulative impact with adjacent sites

3

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works 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.

Seacroft Ring Road

Site Plan ref: n/a                      SHLAA ref: 4098

LCC	
Ecology support	Not supported
Not supported (RED) - grassland has low ecological value but trees should be retained which would result in a small, linear developable area. The site would be better retained for its landscape value with more individual trees planted to soften the interface between the housing and ring road - could also have wildflower 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	

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 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

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	% overlap
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	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	75.94
-----------------	-------

Nearest train station	Cross Gates
Nearest train station distance (m)	2858.27
Nearest bus stop	7721
Nearest bus stop distance (m)	38.18

Agricultural classification	
Grade	Percent
Urban	100

## Seacroft Ring Road

Site Plan ref: n/a

SHLAA ref: 4099

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

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 Service Road - concerns over conflict with service vehicles, retention of parking/servicing areas

3

Local network comments

May have cumulative impact with adj sites

3

Mitigation measures

Total score

11

Highways site support

Yes

Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works 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.

Seacroft Ring Road

Site Plan ref: n/a                      SHLAA ref: 4099

LCC	
Ecology support	Not supported
Not supported (RED) - The north-western end of this proposed allocation would result in development on and between Lime Pits and Ramshead Wood LNA and Hawthorn Farm Ponds LNA increasing the fragmentation of habitats within this area. Both habitats support lowland mixed deciduous woodland a UK BAP priority 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.	



Site Details							
Easting	435015	Northing	437419	Site area ha	1.79	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	
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.	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.78
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Nearest train station	Cross Gates
Nearest train station distance (m)	3232.32
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

**Greenbelt assessment 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**

Mitigation measures

**Total score****13**

Highways site support

Yes

Contingent on other sites

**Highways England**

Impact No material impact Network Status No objection

**Network Rail****Yorkshire Water**

Treatment Works 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	

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	Killingbeck and Seacroft	

Site Characteristics

Site type	Greenfield
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On-site land uses
-------------------

Outdoor amenity and open space
--------------------------------

Neighbouring land uses
------------------------

Dwellings
-----------

Manufacturing and Wholesale
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Wholesale distribution
------------------------

Other land uses - None

Topography	Sloping	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. 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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Urban	100

## Ramshead Wood

Site Plan ref: n/a

SHLAA ref: 4101

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

Greenbelt assessment 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

Various access options

5

Local network comments

May have cumulative impact with adj sites

3

Mitigation measures

May require alterations to existing traffic calming

Total score

13

Highways site support

Yes

Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works 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 Wood

Site Plan ref: n/a                      SHLAA ref: 4101

LCC	
Ecology support	Not supported
Not supported (RED) - Loss of LNA and threat to ancient woodland. Lowland mixed deciduous woodland a UK priority habitat covers most of this site. Other remaining 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

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	92.85	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	1.91	
N8 Urban Green Corridor	99.76	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	100.00
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Nearest train station	Cross Gates
Nearest train station distance (m)	2645.08
Nearest bus stop	13702
Nearest bus stop distance (m)	89.31

Agricultural classification	
Grade	Percent
Urban	100

**Ramshead Drive**

Site Plan ref: n/a

SHLAA ref: 4102

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

**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**

Mitigation measures

Total score

**13**

Highways site support

yes

Contingent on other sites

**Highways England**

Impact No material impact Network Status No objection

**Network Rail****Yorkshire Water**

Treatment Works 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

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

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	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 residential to the east and west and has a cycle route passing through the middle of it.
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	87.83	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	87.83	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Urban	100

## North Parkway / Asket Walk

Site Plan ref: n/a

SHLAA ref: 4107

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

Greenbelt assessment 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

Mitigation measures

Total score

13

Highways site support

Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
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#### 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.

North Parkway / Asket Walk

Site Plan ref: n/a                      SHLAA ref: 4107

LCC	
Ecology support	Not supported
Not supported (RED) - The Wyke Beck Valley is an extremely important wildlife habitat corridor within a dense urban area. The proposed allocation will create a pinch point in this corridor influencing the passage of plants and animals along the valley. This is particularly important for maintaining links between Local Wildlife Sites (SEGIs) and Local Nature Reserves. Need to set back the proposed allocation away from the Wyke Beck and Wyke Beck Way cycleway.	
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 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.	

Site Details							
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 club building.	

Spatial relationships

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

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

Other Spatial Relationships		
LCC ownership %	99.85	
Nearest train station	Cross Gates	
Nearest train station distance (m)	1870.54	
Nearest bus stop	11325	
Nearest bus stop distance (m)	44.05	
Agricultural classification		
Grade	Percent	
Urban	100	

## Brooklands Avenue

Site Plan ref: HG2-93 SHLAA ref: 4110

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

Greenbelt assessment 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 difficult without conflicting with school/bus access to David Young Academy and retained bus link

1

Local network comments

May have cumulative impact with adj

3

Mitigation measures

May require alterations to existing traffic calming

Total score

9

Highways site support

Yes

Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

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

#### Environment Agency

Constraints

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

LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
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 split into two halves. The western edge is a green area whilst the rest of the site is the dub building.The site is considered suitable in principle for residential development.	

Site Details							
Easting	435256	Northing	435793	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	

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.99
-----------------	-------

Nearest train station	Cross Gates
Nearest train station distance (m)	1694.39
Nearest bus stop	5045
Nearest bus stop distance (m)	121.99

Agricultural classification	
Grade	Percent
Urban	100



## Lambrigg Crescent

Site Plan ref: n/a

SHLAA ref: 4114

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

Greenbelt assessment 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 Lambrigg Crescent

5

Local network comments

No known issues with capacity

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works Knothrop

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

#### Environment Agency

Constraints

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

Lambrigg Crescent

Site Plan ref: n/a                      SHLAA ref: 4114

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for 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.	

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

Other Spatial Relationships		
LCC ownership %	100.00	
Nearest train station	Cross Gates	
Nearest train station distance (m)	1643.58	
Nearest bus stop	12079	
Nearest bus stop distance (m)	135.93	
Agricultural classification		
Grade	Percent	
Urban	100	

**Foundry Mill Street**

Site Plan ref: n/a

SHLAA ref: 4115

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

**Greenbelt assessment 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 Foundry Mill Street

**5**

Local network comments

No known issues with capacity

**5**

Mitigation measures

Alterations may be required to existing traffic calming to facilitate access

**Total score****15**

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.

Foundry Mill Street

Site Plan ref: n/a                      SHLAA ref: 4115

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for 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.	

Site Details							
Easting	435162	Northing	435170	Site area ha	0.78	SP7	Main Urban Area Infill
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.
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Spatial relationships

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

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

Other Spatial Relationships		
LCC ownership %		100.00
Nearest train station		Cross Gates
Nearest train station distance (m)		1334.82
Nearest bus stop		7182
Nearest bus stop distance (m)		79.32
Agricultural classification		
Grade	Percent	
Urban	100	

## Hawkshead Crescent

Site Plan ref: HG2-98 SHLAA ref: 4120

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

Greenbelt assessment 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

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works Knothrop

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

#### Environment Agency

Constraints

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

Hawkshead Crescent

Site Plan ref: HG2-98      SHLAA ref: 4120

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	
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 Seacroft	

Site Characteristics

Site type	Greenfield
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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

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

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	93.00	
N1A Allotments	0.05	
N5 Open Space	0.00	
N6 Playing Pitch	0.83	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Urban	100

**Seacroft Hall**

Site Plan ref: n/a

SHLAA ref: 4122

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

**Greenbelt assessment 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 not ideal however, given existing previous use of site a small development would be ok. However, alterations to signals required to facilitate access

**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 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.

Seacroft Hall

Site Plan ref: n/a                      SHLAA ref: 4122

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

Conclusions

Submission Draft Plan Allocation	
Not allocated for 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.	

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

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

Other Spatial Relationships	
LCC ownership %	4.63
Nearest train station	Cross Gates
Nearest train station distance (m)	2294.16
Nearest bus stop	8659
Nearest bus stop distance (m)	76.96
Agricultural classification	
Grade	Percent
Urban	100

## York Road / Selby Road

Site Plan ref: HG2-104 SHLAA ref: 4123

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

Greenbelt assessment not required

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

1bph, 100% primary, secondary.

Rank (1-5)

3

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

Alterations to signals to facilitate access.

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works 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. Wyke Beck abuts.

York Road / Selby Road

Site Plan ref: HG2-104      SHLAA ref: 4123

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) provided that a scheme is brought forward to protect and enhance the eastern 20 metres of the site (Killingbeck Bridge access road) to include deculverting the Wyke Beck - and plant the adjacent 20 metre buffer from the Wyke Beck with native shrubs and trees.	

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	A	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	Middleton Park	

Site Characteristics

Site type	Greenfield
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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 inditrial 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

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Urban	100

**John Charles Approach, Middleton**

Site Plan ref: n/a

SHLAA ref: 4124

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

**Greenbelt assessment 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**

Mitigation measures

May require alterations to existing traffic calming/roundabout.

**Total score****14**

Highways site support

Yes with mitigation

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail****Yorkshire Water**

Treatment Works 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
Not supported (RED) - Potential acid grassland. This area was semi-improved acid grassland in the 1990 Phase 1 Habitat survey. It is still rough grassland of unknown diversity. Quality unknown. Needs assessing before allocation. Likely that a significant proportion of the site should be retained for woodland creation and acidic grassland management - the emerging Leeds Habitat Network is likely to support the need to link open grassland and woodland habitats in this area (from Middleton Woods to the south to the M621 to the north).	
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	
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	Inner Area				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Education

Dwellings

Other land uses - None

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

Description

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

Spatial relationships

UDP Designations

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	92.37
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Nearest train station	Cottingley
Nearest train station distance (m)	3587.08
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

**Greenbelt assessment 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**

Mitigation measures

May require alterations to existing traffic calming along Winrose Drive to facilitate access

**Total score****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.	

Site Details							
Easting	428778	Northing	432647	Site area ha	2.57	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Beeston and 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		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationships	
LCC ownership %	1.36
Nearest train station	Leeds City
Nearest train station distance (m)	1064.14
Nearest bus stop	19
Nearest bus stop distance (m)	21.38

Agricultural classification	
Grade	Percent
Urban	100

Domestic Street, Holbeck

Site Plan ref: n/a                      SHLAA ref: 4225

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

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 suffers peak hour congestion, particularly Ingram Distributor and Domestic Street, but likely to be a low traffic generator.		4
Mitigation measures		Total score
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
Supported	

Domestic Street, Holbeck

Site Plan ref: n/a                      SHLAA ref: 4225

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

Natural 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).
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	97.16
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Nearest train station	Leeds City
Nearest train station distance (m)	2300.31
Nearest bus stop	4010
Nearest bus stop distance (m)	69.28

Agricultural classification	
Grade	Percent
Urban	100



Former Moorend training Centre, Tulip Street, Hunslet

Site Plan ref: n/a                      SHLAA ref: 5007

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
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
Mitigation measures		Total score
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
Supported (Green)	

Former Moorend training Centre, Tulip Street, Hunslet

Site Plan ref: n/a                      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

Safeguarded Gypsy and Traveller site HG6-3

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %

99.94

Nearest train station

Leeds City

Nearest train station distance (m)

2456.75

Nearest bus stop

1886

Nearest bus stop distance (m)

120.58

Agricultural classification

Grade	Percent
Urban	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets Core Standards		5
Access comments		
Access on to Gledhow Road OK		5
Local network comments		
OK		4
Mitigation measures		Total score
Displaced hospital parking is an issue to address		14
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
West of site FZ2 & FZ3. See comments in 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

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

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

Site Details							
Easting	433133	Northing	435576	Site area ha	0.55	SP7	Main Urban Area Infill
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.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Urban	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets Core Standards		5
Access comments		
Use existing access on to Thorn Mount		5
Local network comments		
OK		4
Mitigation measures		Total score
		14
Highways site support		
Yes		
Contingent on other sites		

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

Network Rail

Yorkshire Water
Treatment Works

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

LCC	
Ecology support	Supported
Supported (Green)	

Amberton HOP, Thorn Mount, Gipton

Site Plan ref: HG2-88      SHLAA ref: 5017

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

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



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 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
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Vacant land with no access to the public.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	85.17
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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

Site Plan ref: n/a                      SHLAA ref: 5018

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

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
Mitigation measures		Total score
		5
Highways site support		
No		
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	
Ecology support	Supported
Supported (Green)	

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

Telecoms

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				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

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	4.08	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	100.00
-----------------	--------

Nearest train station	Burley Park
Nearest train station distance (m)	842.92
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets Core Standards		5
Access comments		
Access from Willow Approach / Willow Garth		5
Local network comments		
OK		5
Mitigation measures		Total score
		15
Highways site support		
No		
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 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

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

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

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

Sheepscar Tannery, Leeds, LS7 2BY

Site Plan ref: n/a                      SHLAA ref: 5280

Site Details

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

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

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

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

Agricultural classification	
Grade	Percent
Urban	100

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

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		
requires development of adjacent sites for access		3
Local network comments		
Cumulative impact on peak hours congestion with adjacent sites		3
Mitigation measures		Total score
requires development of adjacent site for suitable access on Buslingthorpe Lane		11
Highways site support		
Yes with mitigation		
Contingent on other sites		
Yes		

Highways England	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported with mitigation
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.	



Sheepscar Tannery, Leeds, LS7 2BY

Site Plan ref: n/a                      SHLAA ref: 5280

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	
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

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

Site Characteristics

Site type	70:30 green/brown
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On-site land uses
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Vacant building
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Vacant land
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Outdoor sport facility
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Neighbouring land uses
------------------------

Dwellings
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Transport tracks and ways
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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	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	97.63
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Nearest train station	Burley Park
Nearest train station distance (m)	717.56
Nearest bus stop	3350
Nearest bus stop distance (m)	52.35

Agricultural classification	
Grade	Percent
Urban	100

Burley Liberal Club, Burley Road/Willow Road

Site Plan ref: HG2-211      SHLAA ref: 5307

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Access to PT,Local services, Health, Employment and Education in line with CS		5
Access comments		
Access would rely on site immediately to north to get access to Victoria Road. No other vehicle access is possible		3
Local network comments		
Cumulative impact on peak hours congestion		3
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	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
Supported (Green)	

Burley Liberal Club, Burley Road/Willow Road

Site Plan ref: HG2-211      SHLAA ref: 5307

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 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.

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.
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Spatial relationships

UDP Designations		
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	<input type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	100.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships		
LCC ownership %		99.99
Nearest train station	Cross Gates	
Nearest train station distance (m)	2656.89	
Nearest bus stop	1951	
Nearest bus stop distance (m)	125.12	

Agricultural classification	
Grade	Percent
Urban	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Lacking local services	4

Access comments	4
This site has been identified by Regeneration for the creation of a bus route between North Parkway and Askett Ave., possibly incorporating the alignment of Askett Walk. This is likely to have an impact on the capacity of the site, although could be utilised to provide access. Could currently access site from Askett Walk which could be extended in to the site, likely to require widening.	

Local network comments	5
Suitable local network	

Mitigation measures	Total score
	13

Highways site support
Yes with mitigation

Contingent on other sites

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
Supported (Green)	

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	
Area needed for link road.	

Site Details							
Easting	435449	Northing	436290	Site area ha	1.55	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	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

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.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.22
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Nearest train station	Cross Gates
Nearest train station distance (m)	2023.30
Nearest bus stop	10737
Nearest bus stop distance (m)	96.23

Agricultural classification	
Grade	Percent
Urban	100



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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Within walking distance of Seacroft Centre and bus station		5
Access comments		
Access acheivable from Seacroft Crescent and Brooklands Ave. Frontage development would be appropriate along Bailey's Lane		5
Local network comments		
Cumulative impact issues		4
Mitigation measures		Total score
To be determined by TA nothing specific identified at this stage		14
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
Supported (Green)	

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	
This is site is a poor quality area of green space to the West of the Seacroft local centre (behind Tesco's) 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.	

Site Details							
Easting	434490	Northing	435920	Site area ha	3.74	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	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

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	48.36	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	30.47	
N8 Urban Green Corridor	78.82	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.97
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Nearest train station	Cross Gates
Nearest train station distance (m)	2321.88
Nearest bus stop	10244
Nearest bus stop distance (m)	320.51

Agricultural classification	
Grade	Percent
Urban	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Meets CS accessibility standards		5
Access comments		
Access from Bishop's Way and Brooklands Avenue		5
Local network comments		
Small development, minimal impact on network		4
Mitigation measures		Total score
To be determined by TA nothing specific identified at this stage		14
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	

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
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On-site land uses
-------------------

Derelict
----------

Outdoor amenity and open space
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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
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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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	99.96
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Nearest train station	Cross Gates
Nearest train station distance (m)	1354.12
Nearest bus stop	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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
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	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	Supported
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 north and 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	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

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	79.23	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	4.37
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Nearest train station	Cross Gates
Nearest train station distance (m)	2231.66
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	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment not required

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
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
Highways site support		
Yes with mitigation		
Contingent on other sites		
No		

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

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.

Site Details							
Easting	435673	Northing	436735	Site area ha	1.33	SP7	Main Urban Area Infill
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.
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Spatial relationships

UDP Designations

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	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	69.70
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Nearest train station	Cross Gates
Nearest train station distance (m)	2369.19
Nearest bus stop	7283
Nearest bus stop distance (m)	96.75

Agricultural classification	
Grade	Percent
Urban	100

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

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	5
Access is possible from Ramshead Approach to the west of the Ambulance Station	
Local network comments	3
Cumulative impact on peak hours congestion	
Mitigation measures	Total score
Capacity improvements at nearby roundabout	13
Highways site support	
Yes with mitigation	
Contingent on other sites	
No	

Highways England

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported (Green)	

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 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.	

Site Details							
Easting	432105	Northing	434267	Site area ha	17.59	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	Burmantofts and Richmond Hill	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Manufacturing and Wholesale	
Outdoor sport facility	
Neighbouring land uses	
Dwellings	

Other land uses - None

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

Description	
Former Burtons factory and related industrial land. Very large site within a residential area of Harehills.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.36
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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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Greenbelt assessment 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

Significant site in built up area - potential for significant mitigation

3

Mitigation measures

To be determined by the Transport Assessment

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

#### Highways England

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

#### Environment Agency

Constraints

FZ1 over1 ha.FZ1 - no constraints See comments in main text of our response.



LCC	
Ecology support	Supported
Supported	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	Mixed use retail allocation CFSM001 (and Housing site 1145A) includes an area of deciduous woodland BAP habitat. This habitat should be conserved and opportunities taken to enhance its biodiversity.

Conclusions

Submission Draft Plan Allocation	Not allocated for mixed use
Submission Draft Plan Allocation Conclusion	Refer to MX2-37.

Site 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

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

Description	
Commercial site with good access surrounded by employment uses.	

Spatial relationships

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

Other Spatial Relationships		
LCC ownership %		0.21
Nearest train station		Leeds City
Nearest train station distance (m)		1686.94
Nearest bus stop		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	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

**Greenbelt assessment not required****Summary of infrastructure provider comments****Highways England**

Impact	No material impact	Network Status	No objection

**Network Rail**

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**Yorkshire Water**

Treatment Works	Knoctrop
<p>Knoctrop 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.</p>	

**Environment Agency**

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

**LCC**

Ecology support	Supported with mitigation
<p>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.</p>	

**Education comments**

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**Flood Risk**

<p>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.</p>	
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**Utilities**

Gas	
Electric	

Fire and Rescue	
Telecoms	
Other	
Heritage England	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
12/01934/FU	Demolition of existing building, laying out of access roads, car parking, landscaping and erection of a foodstore, retail unit, trade/warehouse unit and 2 industrial units	W	98
13/04885/OT	Outline application for retail (A1) and gym (D2) development with demolition of existing building and new pedestrian and vehicle access.	A	99

Conclusions	
Submission Draft Plan Allocation	
Not allocated for mixed use	
Submission Draft Plan Allocation Conclusion	
Please refer to site 3402830	

Site Details							
Easting	430753	Northing	433914	Site area ha	1.63	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	86.48	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	10.68	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationships

LCC ownership %	37.11
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Nearest train station	Leeds City
Nearest train station distance (m)	1283.51
Nearest bus stop	7166
Nearest bus stop distance (m)	104.02

Agricultural classification	
Grade	Percent
Urban	100

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

Greenbelt assessment not required

Summary of infrastructure provider comments

Highways England

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

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ3	

LCC

Ecology support	Supported
Supported	

Education comments

Flood Risk

Utilities

Gas	

Electric

Fire and Rescue

Telecoms

Other

Heritage England	

Natural England

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

App Number	Proposal	Decision	% of site
13/03344/ADV	Scaffold mounted illuminated banner sign	R	56

Conclusions

Site Bounded By Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds,

Site Plan ref: n/a                      SHLAA ref: CFSM018

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Submission Draft Plan Allocation
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Not allocated for mixed use
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Submission Draft Plan Allocation Conclusion
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Site is an Identified Housing Site with reference HG1-247
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Site Details							
Easting	430958	Northing	434558	Site area ha	1.44	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

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

Other land uses - None

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

Description	Sie is a large area of light industry and retail warehouses. It is on the edge of the City Centre to the north. It is surrounded on all sides by similar development.
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Spatial relationships

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

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

Other Spatial Relationships		
LCC ownership %	0.00	
Nearest train station	Leeds City	
Nearest train station distance (m)	1863.00	
Nearest bus stop	5616	
Nearest bus stop distance (m)	88.96	
Agricultural classification		
Grade	Percent	
Urban	100	



**Premises At Roseville, Leeds, LS8 5DR**

Site Plan ref: n/a

SHLAA ref: CFSM027

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

**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

**3**

Mitigation measures

**Total score**

**11**

Highways site support

yes

Contingent on other sites

**Highways England**

Impact No material impact Network Status No objection

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

**Network Rail**

**Yorkshire Water**

Treatment Works Knostrop

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

**Environment Agency**

Constraints

See 3399 Part FZ2/3. See comments in main text of our response. FZ2/3 encroaches onto site

## Premises At Roseville, Leeds, LS8 5DR

Site Plan ref: n/a

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.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/03595/ADV	Two illuminated signs and one non illuminated sign to car dealership	A	79
10/02863/ADV	2 externally illuminated fascia signs, 1 externally illuminated freestanding double sided sign and 3 non illuminated wall mounted signs to car dealership	A	100
09/00430/ADV	Retrospective application for 2 internally illuminated individual letter fascia signs, 1 internally illuminated entrance statement sign and 1 internally illuminated freestanding totem sign to car dealership	A	99

## Conclusions

Submission Draft Plan Allocation	
Not allocated for mixed use	

Submission Draft Plan Allocation Conclusion	
Site has existing employment use. Not available for new allocation.	

Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ

Site Plan ref: n/a SHLAA ref: CFMS042

Site Details

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

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.34
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Nearest train station	Leeds City
Nearest train station distance (m)	1976.68
Nearest bus stop	11958
Nearest bus stop distance (m)	105.67

Agricultural classification	
Grade	Percent
Urban	100

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>

Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

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

Environment Agency
Constraints
FZ2 /3

LCC	
Ecology support	Supported
Supported	

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
Heritage England

Natural England

Conclusions

Submission Draft Plan Allocation
Not allocated for mixed use

Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ

Site Plan ref: n/a                      SHLAA ref: CFSM042

Submission Draft Plan Allocation Conclusion
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Already in existing employment use
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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 Hunslet	

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

Other land uses - None

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

Description	Current use is a television studio adjacent to a major road. To the south east of the site are a series warehouse buildings used for light industry. Tou the south west is further commercial use. Some residebntial exists to the north west and north east of the site.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.01
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Nearest train station	Burley Park
Nearest train station distance (m)	1227.66
Nearest bus stop	497
Nearest bus stop distance (m)	116.11

Agricultural classification	
Grade	Percent
Urban	100

# Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds

Site Plan ref: n/a

SHLAA ref: CFSM043

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

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

Mitigation measures

Contribution to West St/ Wellington Road improvement

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

### Highways England

Impact Major impact Network Status Likely to require significant physical mitigation

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

### Network Rail

### Yorkshire Water

Treatment Works Knostrop

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

### Environment Agency

Constraints

see 3432 Part FZ2/3 - note Kirkstall Rd is FZ3a(ii). See comments in main text of our response.

Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds

Site Plan ref: n/a                      SHLAA ref: CFMS043

LCC	
Ecology support	Supported
Supported	

Education comments	

Flood Risk	
Part of site is located in Flood Zone 3A. Less vulnerable uses, such as general industry are appropriate. FRA will be required to demonstrate how flood risks will be minimised and managed. More vulnerable uses would be acceptable for those parts of the site outside FZ 3A Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Not allocated for mixed use	

Submission Draft Plan Allocation Conclusion	
Currently in employment use	



Site Details							
Easting	430910	Northing	434940	Site area ha	4.82	SP7	Main Urban Area Infill
HMCA	Inner Area				Ward	City and Hunslet	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Education	
Office	
Outdoor sport facility	
Neighbouring land uses	
Wholesale distribution	

Other land uses - None

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

Description	Ex educational site. College now not used. Bounded to the south by light industrial and office and to the north by educational buildings and office. At the confluence of major distributor roads.
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	55.75
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Nearest train station	Leeds City
Nearest train station distance (m)	2131.20
Nearest bus stop	7548
Nearest bus stop distance (m)	106.20

Agricultural classification	
Grade	Percent
Urban	100

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

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

Mitigation measures

Significant - to be determined by TA

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

#### Highways England

Impact No material impact Network Status No objection

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

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

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

#### Environment Agency

Constraints

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

LCC	
Ecology support	Supported
Supported	

Education comments	

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

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
Heritage England	
Former Office of the West Yorkshire Archives Service (to the east of this site) is a Grade II Listed Building. There is a requirement in the 1990 Act that“special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset are not harmed.	

Natural England	

Conclusions

Submission Draft Plan Allocation	
Mixed use allocation	

Submission Draft Plan Allocation Conclusion	
Call for sites submission for residential, industry, warehousing and offices. Brownfield site within the main urban area. Suitable in principle for residential development or mixed use with residential. Site sits opposite a light industrial estate, so general employment use would be suitable. Vacant building being sold for development.	

49-59 Armley Road (former Denso Marston Premises)

Site Plan ref: n/a 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
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On-site land uses	
Manufacturing and Wholesale	

Neighbouring land uses	
Dwellings	
Shops	
Outdoor amenity and open space	

Other land uses - None

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

Description	
Former factory on south side of Armley Road.	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.02
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Nearest train station	Burley Park
Nearest train station distance (m)	1611.52
Nearest bus stop	13113
Nearest bus stop distance (m)	149.73

Agricultural classification	
Grade	Percent
Urban	100

**49-59 Armley Road (former Denso Marston Premises)**

Site Plan ref: n/a

SHLAA ref: CFMS052

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

**Greenbelt assessment 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**

Mitigation measures

Contribution to Armley Gyratory capacity improvement

Total score

**12**

Highways site support

Yes with mitigation

Contingent on other sites

**Highways England**

Impact	No material impact	Network Status	No objection
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**Network Rail****Yorkshire Water**

Treatment Works Knostrop

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

**Environment Agency**

Constraints

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

49-59 Armley Road (former Denso Marston Premises)

Site Plan ref: n/a                      SHLAA ref: CF5M052

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

Planning History    Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
14/06211/FU	Demolition of existing buildings and erection of non-food retail unit (Class A1) with garden centre, two retail foodstores (Class A1), provision of associated access, customer car parking, landscaping and associated works	A	71

Conclusions
Submission Draft Plan Allocation
Not allocated for mixed use
Submission Draft Plan Allocation Conclusion
Permission for retail use